

ENCINITAS RANCH

SPECIFIC PLAN



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1.0 SUMMARY

1.1 INTRODUCTION

1.1.1 PURPOSE AND INTENT OF SPECIFIC PLAN

This document has been prepared for the purpose of establishing guidelines for a mixed-use land development plan focused on land uses such as agricultural, open space, golf course, commercial, and residential with an efficient circulation system on a total of 852.8 acres.

The purpose of the Encinitas Ranch Specific Plan is to provide for the orderly and efficient development of the Specific Plan Area in accordance with the provisions of the City of Encinitas General Plan. When adopted by City legislative action, the Specific Plan document will serve both planning and regulatory functions. The Encinitas Ranch Specific Plan contains the standards, procedures, and guidelines necessary to accomplish this purpose.

The Encinitas Ranch Specific Plan document has been prepared and established under the authority granted to the City of Encinitas by the California Government Code, Title 7, Division 3, Articles 8 and 9, Sections 65450 and 65507. The Notice of Preparation (NOP) for the Draft Specific Plan was issued by the City of Encinitas Department of Community Development as the lead agency.

The State of California, under the authority of the above code sections, encourages cities to adopt Specific Plans either by resolution to establish a policy document, or by ordinance to establish a regulatory document. The Specific Plan document is intended to be a regulatory document and is subject to Planning Commission review and City Council adoption by ordinance.

All future development plans, tentative parcel and/or tract map(s), or other similar entitlements for properties located within the boundaries of this Specific Plan shall be consistent with the regulations set forth in this document and with all other applicable City regulations. Furthermore, all regulations, conditions, and programs contained herein shall be deemed separate, distinct, and independent provisions of the Encinitas Ranch Specific Plan. In the event that any such provision is held invalid or unconstitutional by a state or federal court of competent jurisdiction, the validity of all remaining provisions of this Specific Plan shall not be affected.

Concurrently with this Specific Plan document, an Environmental Impact Report (EIR), as amended, has been utilized to prepare a Mitigated Negative Declaration (MND) in accordance with the provisions of the California Environmental Quality Act (CEQA). The EIR and MND evaluate the land use plan, circulation, and infrastructure improvements associated with the Encinitas Ranch Specific Plan and the potential impacts that would result from their implementation. The EIR and MND also propose measures to mitigate potential impacts; many of which are incorporated into this document. *Paragraph amended 3/18/98 (Reso. 98-17) and 3/17/04 (Reso. 2004-13)*

1.1.2 PROJECT SITE LOCATION

The Encinitas Ranch project site is located within the City of Encinitas, San Diego County, California, approximately 25 miles north of San Diego (see Figure 1, *Regional Map*). The Specific Plan Area is located approximately one mile south of La Costa Avenue and one-half mile north of Encinitas Boulevard, between the San Diego Freeway (I-5) and El Camino Real (see Figure 2, *Vicinity Map*). Primary access to the site is provided by I-5, with existing interchanges located one-half mile to the west at Leucadia Boulevard and one-half mile southwest at Encinitas Boulevard. Leucadia Boulevard, El Camino Real, Quail Gardens Drive and Saxony Road provide direct primary access to the site. *Paragraph amended 3/18/98 (Reso. 98-17)*

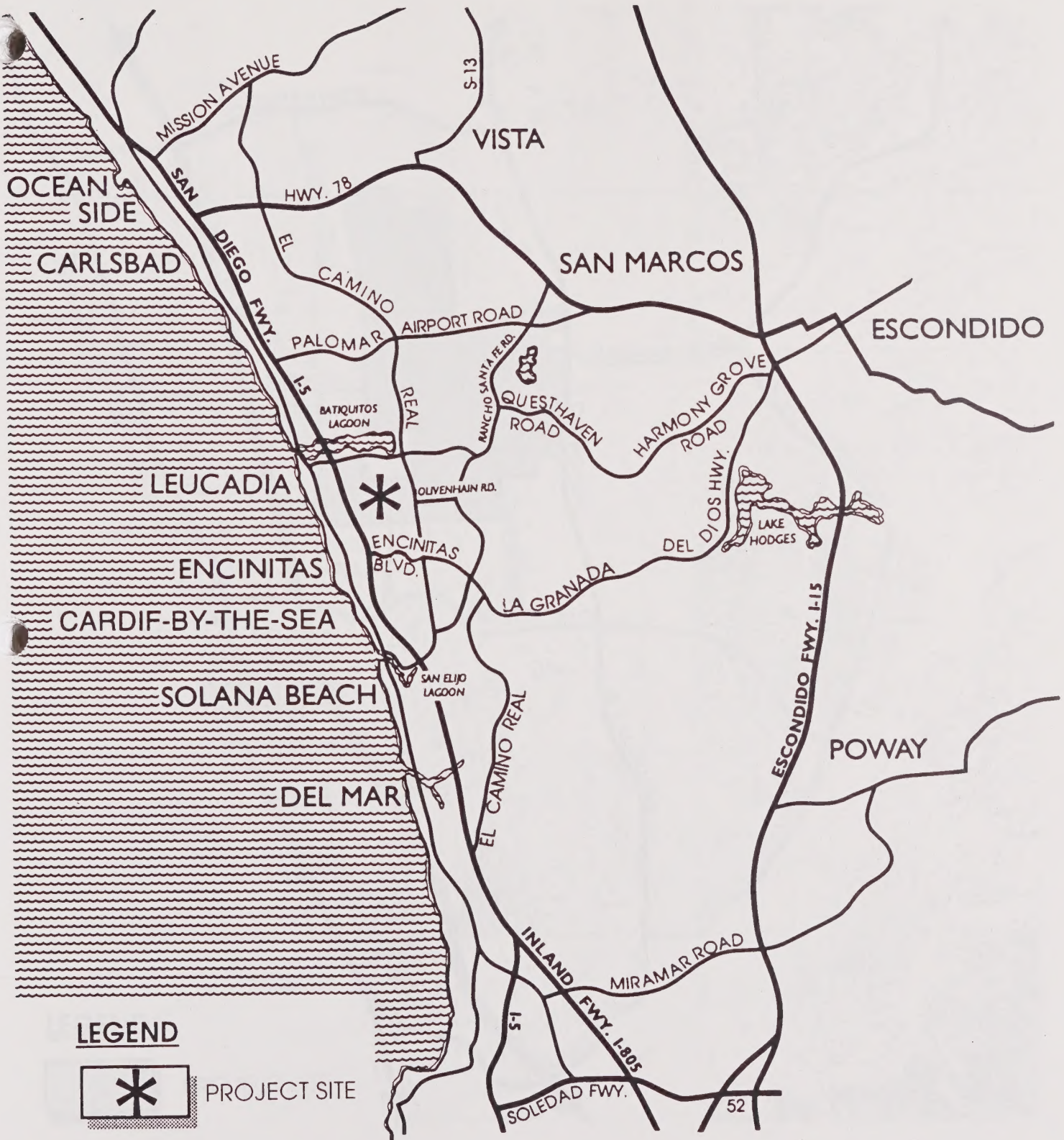
1.1.3 GENERAL PLAN LAND USES

The City of Encinitas General Plan designates a variety of land uses for the properties surrounding the Encinitas Ranch Specific Plan Area (see Figure 3, *General Plan Land Use Designation*). For example, the land located north of the project site is designated for residential uses at densities of 0.51 to 1.00 dwelling units per acre (du/ac) and 2.01 to 3.00 du/ac. The majority of the land on the western edge of the project site boundary is identified in the General Plan as residential with a density of 2.01 to 3.00 du/ac. Interstate 5 forms a portion of the southwestern project boundary. The land located south of the Specific Plan Area includes a mix of residential, public/semi-public, park, and residential land uses (2.01 - 3.00 du/ac and 8.01 - 11.00 du/ac). A mixture of general commercial, residential (5.01 - 8.00 du/ac), office professional, and open space uses abut the project's eastern boundary. Finally, a large area of open space adjacent to the northeastern corner of the project is located within the City of Carlsbad and is not discussed within the Encinitas General Plan.

Several major landmarks surround the project site and include the Pacific Ocean and I-5 to the west, Batiquitos Lagoon to the north, and La Costa Resort to the northeast. The Magdalena Ecke YMCA and Ecke Sports Park is located on the west side of Saxony Road directly adjacent to I-5 and a portion of the southwestern Encinitas Ranch Specific Plan boundary. The CPC San Luis Rey Hospital and a retirement home facility are located across the street from the YMCA/Sports Park. Quail Botanical Gardens is located between Saxony Road and Quail Gardens Road. The northern boundary of these gardens forms a portion of the southern boundary of the Encinitas Ranch Specific Plan Area.

The 29.8-acre Magdalena Ecke Preserve is surrounded on three sides by the northwest portion of the project site. Open space and small lot single family residential development is situated adjacent to the northwestern project boundary. Agricultural and open space land uses border the northeastern portion of the property.

REGIONAL MAP



LEGEND

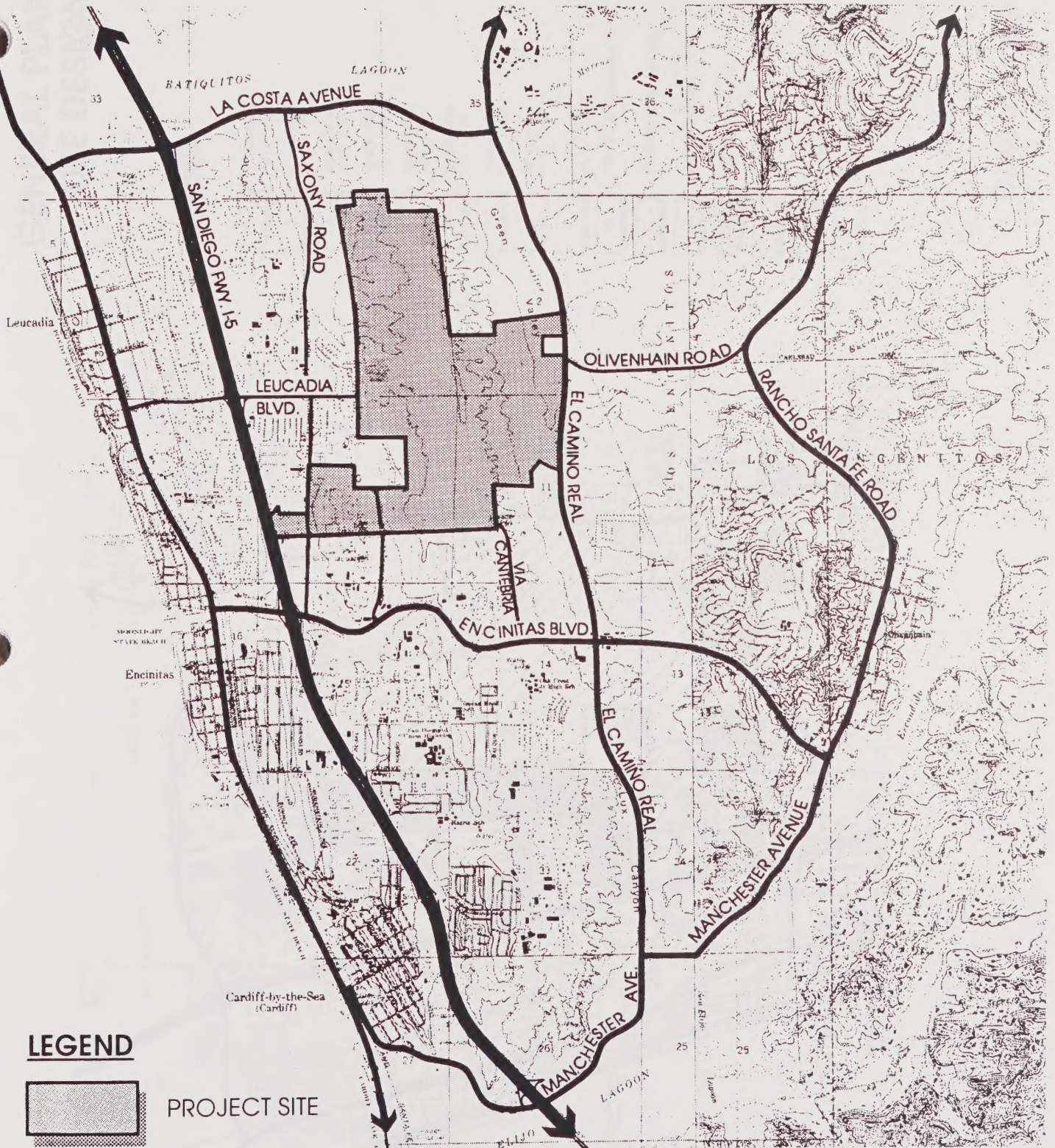


PROJECT SITE



ENCINITAS RANCH SPECIFIC PLAN
FIGURE 1

VICINITY MAP



LEGEND



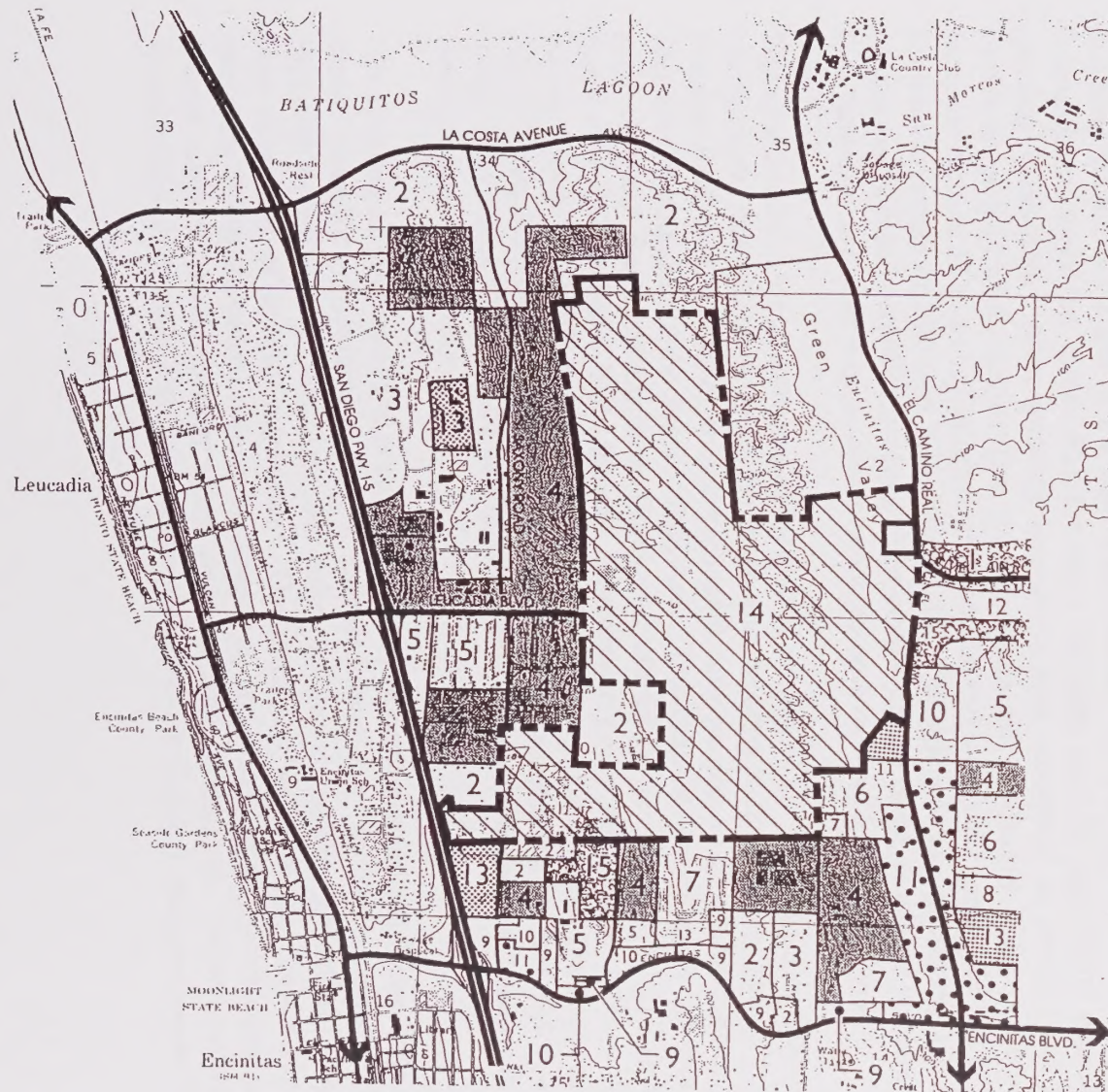
PROJECT SITE



ENCINITAS RANCH SPECIFIC PLAN
FIGURE 2



GENERAL PLAN LAND USE DESIGNATION



LEGEND

1	RESIDENTIAL 0.26 - 0.50
2	RESIDENTIAL 0.51 - 1.00
3	RESIDENTIAL 1.01 - 2.00
4	RESIDENTIAL 2.01 - 3.00
5	RESIDENTIAL 3.01 - 5.00
6	RESIDENTIAL 5.01 - 8.00
7	RESIDENTIAL 8.01 - 11.00
8	RESIDENTIAL 11.01 - 15.00
9	RESIDENTIAL 15.01 - 25.00
10	OFFICE PROFESSIONAL
11	GENERAL COMMERCIAL
12	LIGHT INDUSTRIAL
13	PUBLIC/SEMI PUBLIC
14	SPECIFIC PLAN
15	ECOLOGICAL RESOURCE/ OPEN SPACE/PARK
16	TRANSPORTATION



ENCINITAS RANCH SPECIFIC PLAN
FIGURE 3



The easternmost portion of the project site (Green Valley Planning Area) is bordered by open space to the north, El Camino Real to the east, and a mobile home park, single family homes, and commercial development to the south. Approximately six (6) acres have been reserved on the western side of El Camino Real, just south of the project site boundary, for a future United States Post Office. The Encinitas Ranch Specific Plan proposes a mix of land uses that will be consistent and compatible with the current and proposed land uses in the surrounding area.

1.1.4 EXISTING LAND USES AND SITE CONDITIONS

Encinitas Ranch is the site of the Paul Ecke Ranch. The Paul Ecke Ranch is the world's largest Poinsettia producer and, since 1923, the ranch has been used for agricultural purposes, mainly for growing Poinsettias. Most growing activity is now conducted in greenhouses located in the southwest portion of the project site, on the eastern side of Saxony Road. Currently, production facilities include 35 acres of fiberglass greenhouses and saran structures. The rest of the project site contains a variety of land uses including natural open space areas, agriculture, and a few scattered residences, primarily around the edges of the central on-site mesa, as well as portions of the Specific Plan land uses which have been implemented. *Paragraph amended 3/18/98 (Reso. 98-17)*

Topographically, a mesa top traverses the central portion of the property. Steep north-south trending bluffs border the eastern edge of the mesa and separate it from Green Valley through which El Camino Real runs. A small tributary channel runs parallel to El Camino Real, just within the easternmost boundary of the Specific Plan Area. This channel lies within the mapped 100-year flood plain area and feeds into Encinitas Creek and ultimately into the Batiquitos Lagoon. Batiquitos Lagoon is a large water body located approximately one mile north of the project site which connects with the Pacific Ocean. The elevation of the property varies from approximately 70 feet Above Mean Sea Level (AMSL) in Green Valley to approximately 400 feet AMSL on the top of the mesa. Only about 10 percent of the entire property has slopes exceeding 25 percent. (See Figure 4, *Sensitive Resources Map*.)

The majority of the project site is or has in the recent past been utilized for agriculture, with a small portion used for greenhouses and a few scattered dwellings. In fact, more than 70 percent of the Encinitas Ranch Specific Plan Area was either developed, used for agricultural purposes, or vacant land consisting of ruderal vegetation. The remaining areas of the project site are composed primarily of Diegan coastal sage scrub, chaparral, and woodland vegetative communities with very limited areas of marsh, riparian scrub, and non-native grasslands. Several sensitive habitats are found within the Specific Plan Area and are delineated in Figure 4. *Paragraph amended 3/18/98 (Reso. 98-17)*

Figure 4 also shows the location of blueline streams that have been identified on United States Geological Survey (U.S.G.S.) maps. These streams are under the jurisdiction of the Army Corps of Engineers; any alteration of these streams will require a 404 permit. In addition, a 100-year flood-plain is delineated adjacent to El Camino Real. No development or filling within this floodplain will be allowed unless Policy 8.2 of the Land Use Element of the City's General Plan is amended to permit such development. Policy 8.2 currently allows Circulation Element roads, open space preservation, flood control projects, and a minimum intrusion of open parking into designated 100-year floodplain areas.

1.1.5 WILLIAMSON ACT STATUS

The Ecke Agricultural Preserve No. 1 has been participating in the California Land Conservation Act (Williamson Act) which protects farm acreage from development. The original contracts to create a preserve for all ranch properties went into effect on January 6, 1969. The contracts were assigned County Contract Numbers of 4444-0500-A, 4445-0500-A, and 4446-0500-A. On January 25, 1971, the three contracts were amended to conform with 1971 law. A second amendment was enacted on November 4, 1982, to reduce the minimum parcel area to ten (10) acres.

The landowner filed for a Notice of Nonrenewal on September 3, 1991, to terminate the contracts as applied to the Green Valley and West Saxony areas of the project site. A nonrenewal puts into effect a ten-year phaseout of the contracts over their remaining life; thus, the conversion of Green Valley to a nonagricultural use will become effective on December 31, 2001. A second Notice of Nonrenewal was filed on December 23, 1992, to terminate the contracts on North Mesa, Quail Hollow East, Sidonia East, and the southern portion of the mesa. Conversion of these areas to nonagricultural use will become effective on December 31, 2002. A third Notice of Nonrenewal was effective January 1, 1994, for the balance of the Specific Plan Area. Tentative Cancellation for the Green Valley and West Saxony Planning Areas was approved by the City of Encinitas on July 18, 1995, and for the remainder of the Specific Plan Area on February 21, 1996. A Certificate of Final Partial Cancellation for the Green Valley Planning Area was recorded on October 13, 1995, and a Certificate of Final Partial Cancellation for a portion of the West Saxony Planning Area was recorded on July 18, 1997. *Paragraph amended 3/18/98 (Reso. 98-17)*

SENSITIVE RESOURCES MAP

LEGEND



SENSITIVE BIOLOGICAL COMMUNITIES

- Diegan Coastal sage Scrub
- Southern Maritime Chaparral
- Southern Willow Scrub
- Mule Fat Scrub
- Coastal and Valley Fresh Water Marsh
- Existing Ponds/Reservoirs



SLOPES > 25%



BLUELINE STREAM



100-YEAR FLOODPLAIN



No Scale

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 4



1.2 PROJECT SUMMARY

Only a small portion of the 853-acre Encinitas Ranch Specific Plan Area is required to maintain the agricultural operations on-site. The remaining land is suitable for a variety of land uses. Uses outlined in this Specific Plan include: open space, golf course, park, residential, commercial, and mixed-use development. These uses shall be developed in harmony with the existing land uses of the ranch and surrounding areas.

This Specific Plan document includes a land use plan in which the Paul Ecke Ranch operations will primarily remain in their present location and the existing facilities will be upgraded as necessary. *Paragraph amended 3/18/98 (Reso. 98-17)*

Leucadia Boulevard will be extended from its current termination just east of Sidonia Road, eastward to connect with Olivenhain Road at El Camino Real. In addition, Quail Gardens Drive will be extended northward from its current terminus on-site to tie into the existing street system just northwest of Magdalena Ecke Preserve. Via Cantabria and Garden View Road will be extended to provide access into and through the Green Valley area of the project site. *Paragraph amended 3/18/98 (Reso. 98-17)*

1.3 LAND USE PLAN

A maximum of 446 single family homes are planned at a maximum density of 3.0 du/ac in the Quail Hollow East, Sidonia East, North Mesa and South Mesa Planning Areas, many in the vicinity of an 18-hole golf course. In addition, approximately 8.0 acres in the North Mesa Planning Area and approximately 8.2 acres in the Sidonia East Planning Area are zoned for medium density single family residential use at a maximum density of 5.0 du/ac. Half acre lots will be constructed on the remainder of the Sidonia East Planning Area adjacent to the golf course. Natural open space will surround much of the residential area and the golf course. In addition to the 172-acre golf course, approximately 130 acres of land will be zoned for agricultural operations on the mesa. Magdalena Ecke Preserve, owned and operated by the County of San Diego, contains 29.8 acres in the northwestern quadrant of the Specific Plan Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

In Green Valley, on the west side of El Camino Real, a mix of regional commercial and mixed-use areas will be provided in conjunction with a 25.6-acre greenbelt containing passive and active recreational uses south of Leucadia Boulevard and natural open space north of Leucadia Boulevard. The Regional Commercial Center will be constructed on approximately 73.8 acres and is intended as a major retail complex that will serve Encinitas and surrounding communities. More than 100 acres of land, including the bluffs which separate the mesa from Green Valley, will be preserved as natural open space within the Specific Plan Area. Pedestrian paths will allow limited access into portions of this open space. A total of 24.8 acres of mixed-use development is planned in Green Valley. *Paragraph amended 3/18/98 (Reso. 98-17)*

In addition, mixed-use development is planned on 13.0 acres in the southwestern portion of the site, located on the west side of Saxony Road. An elementary school site will be located in the South Mesa Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

The project will also include a comprehensive recreation trail system and a network of collector and local streets to provide interior project circulation. *Paragraph amended 3/18/98 (Reso. 98-17)*

Approximately 12.8 acres in the southern portion of the Specific Plan Area is planned for community use development on both sides of Quail Gardens Drive. Also, a total of 130.0 acres of agricultural land will be preserved which includes the existing ranch operations on the east side of Saxony Road, land northeast of the Sidonia Street/Leucadia Boulevard intersection, land north of the Magdalena Ecke Preserve, and some land in the northern portion of the South Mesa. *Paragraph amended 3/18/98 (Reso. 98-17)*

1.4 SPECIFIC PLAN AMENDMENT (CASE NO. 97-036) *Paragraph added 3/18/98 (Reso. 98-17)*

The Specific Plan, as originally adopted in 1994, was designed to permit either one of two land use plans, to be implemented on the subject property. Land Use Plan Alternative A assumed that the existing ranch and greenhouse operations would move from their present location on the east side of Saxony Road to the South Mesa area. Land Use Plan Alternative B assumed that the ranch and greenhouse operations would remain in their present location and the existing facilities would be upgraded as necessary. *Paragraph added 3/18/98 (Reso. 98-17)*

In 1997, the ranch and greenhouse operations owner determined that Land Use Alternative Plan B, as modified, would best accommodate its business plans for the future. Except for a remote greenhouse location north of the Magdalena Ecke Preserve to store and manage genetic material, the ranch and greenhouse operations would require only the area east of Saxony Road on which to rebuild its facilities. *Paragraph added 3/18/98 (Reso. 98-17)*

Also at that time, the owner of the other main agricultural operation (Dramm & Echter, Inc.) within the Specific Plan Area, located along Sidonia Street and north of Leucadia Boulevard, determined that it would retain its land in long term agricultural use. In order to enhance the viability of its agricultural operations by providing a larger area for its use, it was also determined that acreage adjacent to its existing greenhouse operations, along with additional acreage in the south mesa, would be zoned for agricultural use. *Paragraph added 3/18/98 (Reso. 98-17)*

The 1997 Specific Plan Amendment deleted all references to the two alternative land use plans as references to Land Use Plan Alternative A became unnecessary. The Specific Plan now reflects only Land Use Plan Alternative B, as modified and approved by the City of Encinitas City Council and the California Coastal Commission. *Paragraph added 3/18/98 (Reso. 98-17)*

1.5 SPECIFIC PLAN AMENDMENT (CASE NO. 03-144) *Paragraph added 3/17/04 (Reso. 2004-13)*

The 2003 Specific Plan Amendment incorporated one revision to the Specific Plan in Green Valley Planning Area. The revision to the Green Valley Planning Area added 30,000 square feet to the

Regional Commercial Center by increasing the permitted total of the Regional Commercial Center from 650,000 square feet to 680,000 square feet. *Paragraph added 03/17/04 (Reso. 2004-13)*



The first part of the document is a letter from the author to the reader. It is dated 1st January 1998 and is addressed to the reader. The letter is written in a friendly and informal style. The author explains the purpose of the document and the reasons for writing it. The author also mentions the date of the letter and the place where it was written.

The second part of the document is a letter from the author to the reader. It is dated 1st January 1998 and is addressed to the reader. The letter is written in a friendly and informal style. The author explains the purpose of the document and the reasons for writing it. The author also mentions the date of the letter and the place where it was written.

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2.0 COMMUNITY PARTICIPATION

2.1 COMMUNITY VISION

The Encinitas Ranch Specific Plan is intended to encourage the development of the largest remaining parcel located within the City of Encinitas' Sphere of Influence. This Specific Plan attempts to maintain the site's agricultural heritage, while permitting development that complements the character of the various existing Encinitas communities, especially New and Old Encinitas and Leucadia. Areas of greater land use intensity are permitted by this Specific Plan in certain specific locations adjacent to El Camino Real and Saxony Road. These areas of greater intensity will help meet the needs of project area and city residents for retail and office services, mixed-use development, and multi-family housing. Other uses proposed within the Specific Plan include community-serving uses such as parks, an elementary school site, areas for theaters and museums, and a possible expansion site for Quail Botanical Gardens.

2.2 COMMUNITY ISSUES

The Encinitas Ranch Task Force was established by the City to identify issues, problems, obstacles, and opportunities facing development of the 853-acre Encinitas Ranch Specific Plan Area. The Task Force was composed of 14 members including two City Council members, two Planning Commissioners, three Community Advisory Board (CAB) members, one Traffic Commissioner, one Park and Recreation Commissioner, one Housing Commissioner, and several citizens. One of the duties of the Task Force was to identify issues, constraints, and opportunities for the Encinitas Ranch project. This section of the Specific Plan summarizes the issues that the Task Force has clearly identified.

2.2.1 RESOURCE MANAGEMENT

- Identify historic resources on-site suitable for preservation.
- Preserve and document cultural resources on-site.
- Permanently preserve the bluffs bordering Green Valley as natural open space.
- Preserve sensitive and threatened indigenous biological resources.
- Preserve and enhance existing view corridors and viewsheds on-site.

2.2.2 CIRCULATION

- Create a public hiking trail system within the Encinitas Ranch Specific Plan Area that connects to the regional trail network.
- Create east-west circulation route linkages between the communities of Leucadia and New Encinitas and provide transportation route linkages.
- Establish alternative north-south circulation and transportation routes between Encinitas Boulevard and the northern portions of the City of Encinitas.

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- Expand the City's existing network of bicycle trails and lanes and implement the City's Circulation Plan for bikeway facilities.
 - Improve and expand Leucadia Boulevard between I-5 and Olivenhain Road.
 - Create on-street parking opportunities in residential areas.
 - Improve traffic flow between the communities of New Encinitas, Old Encinitas, and Leucadia.
 - Provide a raised median in Leucadia Boulevard, as appropriate.

2.2.3 LAND USE

- Continue the viability of agricultural uses and operations on-site.
- Recognize that the subject property is the last remaining large parcel of land located within the City of Encinitas and its Sphere of Influence.
- Establish compatibility with existing off-site residential uses located north, west, and south of the Encinitas Ranch Specific Plan Area boundaries.
- Provide opportunities for mixed-use development on-site.
- Make use of under-utilized land.
- Provide a large commercial shopping center along El Camino Real that will generate important tax revenue for the City and provide convenient shopping opportunities for city and project residents.

2.2.4 HOUSING

- Provide a diversity of housing types including high-end, low density single family homes, townhomes, free-standing apartment buildings, and mixed-use structures (residential units over or behind office and retail uses).
- Promote the development of multi-family, affordable, senior citizen, and experimental housing in Encinitas.
- Construct low density, large lot, single family residential development in the Quail Hollow East and North Mesa Planning Areas.
- Provide housing which meets all City of Encinitas building code and seismic safety requirements and standards.

2.2.5 COMMUNITY FACILITIES AND SERVICES

- Implement portions of the City of Encinitas Recreational Facilities Plan as set forth in the General Plan.
- Provide recreational facilities that meet the City's need for more community-serving parks and open space.

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- Create active recreational areas and provide athletic playing fields available for City-wide use.
 - Design an 18-hole golf course to serve the needs of the community and to attract tourists.
 - Expand the city and regional bicycle and pedestrian trail systems.
 - Promote and develop tourist-oriented facilities and activities within the City of Encinitas.
 - Develop a cultural center within the City of Encinitas with facilities such as theaters, an amphitheater, and a museum.
 - Establish a permanent site for the San Dieguito Heritage Museum.
 - Examine the possibility of expanding Quail Botanical Gardens.

2.2.6 INFRASTRUCTURE AND PUBLIC SAFETY

- Install underground utility lines for new development.
- Ensure adequate capacity for storm water flows north of Encinitas Boulevard.
- Control storm water flows on-site and in the project vicinity.
- Reserve land for a possible future elementary school site.
- Coordinate timing of infrastructure improvements.

2.2.7 DESIGN/COMMUNITY CHARACTER

- Integrate development into the surrounding communities of Old Leucadia, New Encinitas, and Old Encinitas.
- Establish design standards for site planning, architecture, landscape design, and signage.
- Retain the rural feeling within the north mesa portion of the Specific Plan Area.
- Compliment existing design character of the subject property and surrounding off-site development.

2.2.8 ECONOMIC DEVELOPMENT

- Ensure the economic viability of agricultural uses within the Encinitas Ranch Specific Plan Area.

2.3 COMMUNITY GOALS AND OBJECTIVES

The following goals and objectives were formulated especially for the Encinitas Ranch Specific Plan based on issues and opportunities identified by the Encinitas Ranch Task Force. These goals and objectives have been organized by subject matter to facilitate review.

2.3.1 RESOURCE MANAGEMENT

GOAL 1: Identify and develop a plan for preservation and mitigation of valuable natural environments.

- POLICY 1.1: Conduct a survey to identify valuable natural environments including biological, geological, and cultural resources.
- POLICY 1.2: Assess possible impacts to valuable natural environments on-site and develop a management program to preserve the resources or mitigate potential impacts resulting from project development.
- POLICY 1.3: Encourage minimal wildlife contact with inhabited areas by providing water guzzlers within wildlife open space areas.

GOAL 2: Establish categories of sensitivities for biological, archaeological, and paleontological resources.

- POLICY 2.1: Require that biological, archaeological, and paleontological resources threatened by development within the project site and which have been identified by qualified professionals as significant or important are documented, preserved, or salvaged for the benefit of future generations.
- POLICY 2.2: Require that the project developer work with the City to establish appropriate categories and methodologies for evaluating the number, type, and quality of sensitive natural resources on-site.

GOAL 3: Preserve the areas of steep slope and sensitive natural resources on-site and provide a natural greenspace linkage throughout the project.

- POLICY 3.1: Minimize intrusion into the area of steep slopes that traverse through the center of the project site from north to south, except for pedestrian and bicycle trails, and, where appropriate, equestrian trails, that provide for interactive use of the open space.
- POLICY 3.2: Preserve and incorporate significant natural features such as bluffs, rock outcroppings, and steep slopes into open space areas and incorporate these open space

features into the development plan to encourage passive use or total protection if deemed appropriate. Recreational trails should use existing roads to traverse bluff faces.

GOAL 4: Provide an aesthetic and functional open space system that responds to site conditions in its configuration and provides an extensive scenic and recreational amenity for future residents.

- POLICY 4.1: Designate the portion of El Camino Real adjacent to the project site and the portion of Leucadia Boulevard that will pass through the property as scenic roadway/visual corridor viewsheds.
- POLICY 4.2: Preserve the bluffs that cross through the center of the project site as open space to provide an important scenic and recreational trail amenity for project and City residents.
- POLICY 4.3: As feasible, provide for linkages through trail systems both north and south, and east and west, between areas of natural vegetation and all open space.
- POLICY 4.4: Allow for clustering of dwellings and other innovative housing design that will increase open space preservation.

GOAL 5: Establish landscaping standards to maintain natural vegetation on undeveloped slopes, and natural vegetation on certain manufactured slopes to assure project-wide landscaping compatibility.

- POLICY 5.1: Discourage the removal of natural vegetation on undeveloped slopes and establish a maintenance plan.
- POLICY 5.2: Encourage the planting of indigenous or drought-tolerant materials on existing under-vegetated areas and large manufactured slopes adjacent to natural vegetation areas.

GOAL 6: Establish development standards for energy and water conservation through available technology and land planning techniques.

- POLICY 6.1: Coordinate with the City's water conservation efforts and programs.
- POLICY 6.2: Require the incorporation of water and energy conservation features in the design of all new construction and site development as required by State law and the City.
- POLICY 6.3: Require the use of passive design concepts in accordance with State and City laws and ordinances which make use of the natural climate to increase energy efficiency.

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- **POLICY 6.4:** Encourage and plan for the use of reclaimed water for landscape irrigation and other non-contact uses for parkways, open space areas, and commercial, office, industrial, and mixed-use areas, where available.

2.3.2 CIRCULATION

GOAL 7: Construct and maintain an adequate community circulation network that is compatible with the regional transportation system.

- **POLICY 7.1:** Dedicate the required right-of-way for the continuation and expansion of public streets and highways in accordance with the City's Master Plan of Highways.
- **POLICY 7.2:** Accommodate alternative modes of transportation through the incorporation of bicycle, equestrian, and pedestrian trails and walkways into the project.
- **POLICY 7.3:** Construct and maintain within the Specific Plan those elements of the regional transportation system that are safe, pleasant, and convenient for the community residents.
- **POLICY 7.4:** The Specific Plan should accommodate public transportation within the site plan design.
- **POLICY 7.5:** Whenever feasible, roads and trail systems in the project area should integrate with roads and trail systems outside the project area with the objective of integrating the communities within which the project is located.
- **POLICY 7.6:** Provide relief to the City's circulation system by completing the Leucadia Boulevard-Olivenhain Road link as needed to relieve community circulation deficiencies.
- **POLICY 7.7:** To improve community-wide circulation, the Specific Plan design should reduce or eliminate arterial access points, both within and outside the Specific Plan Area, where alternative road linkages using the Specific Plan system can be designed to meet community transportation needs. This may include replacing access to main arterials (such as Leucadia Boulevard) with internal collection roads, and terminating existing roads with a cul-de-sac at the main road.

GOAL 8: Determine the required project roadway capacities to safely handle traffic generated by project and vicinity build-out.

- **POLICY 8.1:** Provide a system of streets that provides the capacity necessary to accommodate the levels and types of traffic forecasted to be generated by existing development, anticipated growth in the project vicinity, and the land use plan.

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- POLICY 8.2: Correlate approvals of new development with roadway improvements that would be necessary to maintain an acceptable level of service.
 - POLICY 8.3: Do not authorize development until measures (e.g., improvement plan, funding, inclusion in the Capital Improvement Program, collection of development impact fees, etc.) are in place to construct any necessary improvements, provided that the development is guaranteed an equitable reimbursement for improvements provided above and beyond those solely necessary to accommodate the project-related traffic.
 - POLICY 8.4: Require that adequate access be provided to all developments within the Specific Plan Area, and, where feasible, secondary access, to facilitate ingress and egress for emergency vehicles into the developments, and to facilitate internal circulation within the project without the need to utilize the main circulation element roads.
 - POLICY 8.5: Modified standards should be considered for areas such as the north Mesa area to allow for individual communities to develop in a manner and at a pace similar to that of the older communities of Encinitas, Leucadia, Cardiff, and Olivenhain. This may require, other than standard roadways, lighting, and other services, creating a community character similar to those areas.

GOAL 9: Support the provision of park-and-ride facilities in the vicinity of access points to the major regional transportation facilities.

- POLICY 9.1: Promote the use of car-pools and van-pools by providing safe, convenient park-and-ride facilities.
- POLICY 9.2: Provide park-and-ride facilities on-site along the extension of Leucadia Boulevard, near or along Saxony Road, and or adjacent to El Camino Real.

GOAL 10: Develop a system of bikeways and accompanying bicycle storage areas within the project, tying into the regional bicycle network.

- POLICY 10.1: Accommodate the needs of bicyclists by developing a plan for safe bicycle facilities including on-street painted bike lanes and off-street bike paths.
- POLICY 10.2: Encourage businesses and public agencies to provide bicycle storage areas for their employees and customers.

GOAL 11: Develop a safe and continuous pedestrian circulation system throughout the project that minimizes conflicts with vehicular traffic patterns.

- POLICY 11.1: Encourage direct pedestrian connections between all development through the site plan review process.

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- POLICY 11.2: Require the provision of safe and adequate pedestrian access for new development projects through the site plan review process.
 - POLICY 11.3: Paint pedestrian crosswalks only at signalized intersections or where deemed necessary by the City Traffic Engineer.
 - POLICY 11.4: Encourage the installation of sidewalks and wheelchair ramps to connect residential areas with commercial, office, industrial, public uses, recreation, and mixed-uses on-site.

GOAL 12: Provide trail systems which will encourage and provide for the on-site use of alternate modes of transportation (e.g., bicycle, pedestrian, equestrian).

- POLICY 12.1: Develop and promote interconnected pedestrian facilities and alternate modes of transportation.
- POLICY 12.2: Provide recreational trail connections to the City's and County's regional trail network within the project area.
- POLICY 12.3: Trail linkage from the open space area south of Leucadia Boulevard to the open space area north of Leucadia Boulevard should be encouraged.

2.3.3 RESIDENTIAL

GOAL 13: Reflect anticipated marketing needs and public demand by providing a diversity of housing types and locations which will be marketable within the region.

- POLICY 13.1: Strive to maintain a balance of housing types in the Specific Plan.
- POLICY 13.2: Strive to provide a wide variety of housing types so that a range of housing needs and tastes will be made available to existing and future residents.
- POLICY 13.3: Provide design guidelines to serve as a guide to builders, designers, and developers in designing residential developments and individual homes that would encourage diversity and creativity in design to reflect the various housing types.

GOAL 14: Provide detached and attached housing to serve a spectrum of buyers.

- POLICY 14.1: Support ongoing efforts of the State, County and City to enforce "fair-housing" laws.

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- POLICY 14.2: Promote the development of high-quality multi-family townhomes, condominiums, and apartments which convey a distinctive regional character and residential neighborhood character and are integrated within their setting.
 - POLICY 14.3: Provide an opportunity in the Green Valley and West Saxony areas to meet some of the needs of the City of Encinitas for affordable housing.

GOAL 15: Provide "move-up" opportunities for present residents in the vicinity and in the surrounding areas.

- POLICY 15.1: Encourage developers to provide a balance of housing opportunities between entry-level and high-end housing.
- POLICY 15.2: Encourage developers to provide move-up housing opportunities in the area of western-facing mesa.

GOAL 16: Provide an opportunity for lower cost housing in the immediate vicinity of the office and commercial uses.

- POLICY 16.1: Allow for the provision of multi-family residential uses in conjunction with office and commercial uses within the Specific Plan.
- POLICY 16.2: Explore the possibility of permitting lot sizes and development standards which are less than existing standards for single-family residential uses in order to provide for clustering around shopping and transportation areas and to allow for associated open space together with experimental housing.
- POLICY 16.3: Encourage the study of alternative methods of reducing the cost of housing through the development of self-help housing programs.
- POLICY 16.4: Encourage builders to provide smaller homes with less amenities to make homes affordable to first-time buyers.
- POLICY 16.5: Allow for clustering of dwellings and other innovative housing designs that will reduce the cost per unit.
- POLICY 16.6: Allow bonus densities for lower or very low income housing, senior and/or disabled housing, transitional housing, and student housing.

GOAL 17: Minimize land use conflicts with existing nearby residential development; design sufficient buffers.

- POLICY 17.1: Incorporate landscape buffers, berms, walls, or fences where necessary to minimize land use conflicts between existing nearby residential uses and new non-residential uses. Otherwise, there should be conscious linkage and integration with nearby residential uses.
- POLICY 17.2: Require that all buffers be approved by the Community Development Director and be aesthetically compatible with adjacent development.
- POLICY 17.3: Linkages should be created from existing roads including cul-de-sac roads that end at the project perimeter, as a means of linking nearby residential development with development occurring within the project.

2.3.4 COMMUNITY FACILITIES AND SERVICES

GOAL 18: Provide the necessary infrastructure and services suitable to the needs of the project.

- POLICY 18.1: Require that new developments size their improvements to adequately serve the long-term infrastructure needs of future project and City residents.
- POLICY 18.2: Require that the project contribute its fair-share of funds and/or improvements to meet minimum levels of service for public infrastructure and services as established by the City.

GOAL 19: Provide an adequate level of community facilities and services (e.g., schools, public parks, libraries, police, fire, etc.) and utility services and infrastructure (e.g., water, sewer, solid waste, etc.) that will be phased in accordance with development and encourage facilities and services to be provided in the early phases of the project.

- POLICY 19.1: Assure that school, fire, police, park, and library facilities and services are available to adequately serve the proposed project development.
- POLICY 19.2: Require that appropriate infrastructure improvements and facilities be installed and available in a timely manner to meet usage requirements and maximize cost efficiency.
- POLICY 19.3: Provide opportunities for meeting major community serving needs (e.g., library, cultural, etc.) in the West Saxony and Green Valley areas. The specific planning actions to carry out this policy should be completed by 1994.

GOAL 20: Encourage design of utility facilities and roadways that will be aesthetically and environmentally sensitive.

- POLICY 20.1: Promote the siting of utility facilities and roadways in areas where impacts to visual quality and sensitive environmental resources will be minimized or avoided.
- POLICY 20.2: Require that roadways and public utility easements be landscaped where feasible to create attractive streetscapes, greenbelts, and pathways.

2.3.5 COMMERCIAL DEVELOPMENT

GOAL 21: Provide a balanced mix of commercial uses for the visiting public and for the community at large.

- POLICY 21.1: Encourage commercial uses that provide goods or services that will benefit the project and the surrounding community to locate within the Specific Plan Area.
- POLICY 21.2: Encourage commercial uses that will draw consumers from a wide service area to locate within a regional commercial center adjoining El Camino Real.
- POLICY 21.3: Encourage continued agricultural production, as well as wholesale distribution and retail marketing facilities, in appropriate locations both on the mesa and in the commercial areas.
- POLICY 21.4: Community serving facilities (e.g., corner grocery stores, laundries, etc.) and retail activities should be concentrated in the Green Valley area.

GOAL 22: Provide adequate office and commercial uses to meet community and regional demand.

- POLICY 22.1: Encourage the provision of neighborhood-serving commercial centers which include grocery stores, shoe repairs, cleaning establishments, pharmacies, florists, and other similar uses to meet the needs of local residents.
- POLICY 22.2: Provide for the development of a low-intensity, low-rise commercial center on-site which offers retail and personal service uses for local residents, is integrated and linked to adjacent planned or existing residences, and designed as a "village-like" complex of small stores.
- POLICY 22.3: Provide for a regionally-oriented retail and office center in the northeast portion of the Specific Plan Area, adjacent to El Camino Real, that will attract users from throughout the City of Encinitas, as well as from surrounding communities.

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- **POLICY 22.4:** Provide the opportunity for community/regional retail services to meet existing and future demands.

GOAL 23: Assure compatibility with adjacent residential uses through specific development controls, special design standards, and separation of uses with complementary uses.

- **POLICY 23.1:** Incorporate landscaping and/or topographic features to create buffers and transitions where commercial uses adjoin existing or planned residential uses.
- **POLICY 23.2:** Discourage through-traffic and commercial traffic from using residential streets to enter or exit commercial developments.
- **POLICY 23.3:** Require that neighborhood commercial centers be designed to convey a rural "village-like" environment, using materials, colors, and scale which reflect and complement the setting and nearby residential development.
- **POLICY 23.4:** Neighborhood commercial centers should be designed in bulk and scale to convey a "village-like" environment which may include two, and possibly greater level buildings, immediately adjacent to a community center. Bulk and scale should be reduced outside of commercial areas.

2.3.6 MIXED-USE DEVELOPMENT

GOAL 24: Encourage properly designed mixed-use projects to insure compatibility among residential, commercial, industrial, and office uses.

- **POLICY 24.1:** Provide an activity center and/or corridor which includes an integrated mix of residential, commercial, industrial, and office uses.
- **POLICY 24.2:** Provide for the development of multi-family residential areas near job centers to maximize opportunities for people to live and work in close proximity to one another.
- **POLICY 24.3:** Promote the use of progressive density and increasing building heights (up to three stories) at community centers (e.g., West Saxony and Green Valley) as a means of minimizing housing costs and reinforcing community centers.

GOAL 25: Attractive exteriors of the non-residential uses should be utilized to ensure design compatibility with residential uses.

- **POLICY 25.1:** Encourage commercial and office buildings to be designed to be architecturally distinctive and enhance pedestrian activity at their ground elevation.

GOAL 26: Entrances to the residential units should be secluded and separate from the active commercial/office areas, except for mixed-use site development where entrances to residences may be provided in conjunction with commercial or office uses.

- **POLICY 26.1:** Encourage the siting of residential units to promote the privacy of project residents and limited visibility from nearby commercial/office areas, except as may be appropriate for the mixed-use area.

GOAL 27: Secondary roads for delivery trucks should be provided to prevent noise and congestion from bothering residents.

- **POLICY 27.1:** Encourage the creation of a secondary road network to enable trucks to access commercial, office, industrial, and agricultural uses without creating significant adverse noise impact to project and City residents, and allow back lot commercial access.
- **POLICY 27.2:** Require that aesthetically sensitive sound attenuation measures be provided in areas where truck traffic will create significant adverse noise impacts on nearby residential areas.

GOAL 28: In mixed-use developments, the majority of residential parking should be concentrated and separated from the commercial units to allow residents privacy and uncongested access.

- **POLICY 28.1:** Assure that adequate parking facilities are provided for residents within the planned mixed-use development.
- **POLICY 28.2:** Limit vehicular connections between residential and commercial parking areas.

2.3.7 AGRICULTURE

GOAL 29: Preserve sufficient land area so as to ensure the financial viability of agriculture on the property and the continued operation of the Paul Ecke Ranch.

- **POLICY 29.1:** Provide that an Agriculture/Open Space Preservation land use category be applied to a portion of the properties located south of the Leucadia Boulevard extension on the upper mesa or combination of lands in the South Mesa and East Saxony Planning Areas.
- **POLICY 29.2:** Provide that areas shown for agriculture/open space be a minimum of forty (40) contiguous acres in size.
- **POLICY 29.3:** Require that new residential development be located and clustered to avoid inhibiting continued agricultural use of land reserved for that purpose, and where feasible,

require that new development be located adjacent to existing development or areas planned for development.

- POLICY 29.4: In selecting areas for development, land least suitable for agricultural production shall receive preference. Land best suited for agricultural production contains Class I-IV soils on slopes under 10 percent and is currently under agricultural production.

GOAL 30: Develop a plan with a phasing program that would allow continued agricultural operation in areas not developed with urban uses prior to conversion.

- POLICY 30.1: Establish a coordinated program of phased development that will enable agricultural uses to continue in select areas within the Specific Plan during conversion of other areas on-site to residential, commercial, office, industrial, and recreational uses.
- POLICY 30.2: The Specific Plan and implementing actions necessary to permit planning for the reconstruction or relocation of the Poinsettia operations to the South Mesa should be adopted by 1996.

GOAL 31: Provide appropriate transitions and buffers between agricultural areas and non-agricultural areas.

- POLICY 31.1 Establish buffer areas between areas designated for agricultural use and the outer boundary of the Specific Plan Area, and between areas designated for agricultural use and other uses within the Specific Plan Area, where feasible.
- POLICY 31.2: Require deeds for residential lots or dwelling units within the Specific Plan located near areas designated for agricultural use to contain a clause stating that such lots or dwelling units are located in close proximity to agricultural land that is expected to remain in agricultural use, and that there could be some adverse impacts on such lots or dwelling units from agricultural operations.

GOAL 32: Provide an adequate circulation system to permit commercial activities of agricultural operation.

- POLICY 32.1: Prohibit any roads, other than farm access roads, to be constructed across agricultural lands unless such road proposals include mitigation measures (such as controls on access and covenants preserving agricultural use) that assure the continued long term viability of agricultural uses.
- POLICY 32.2: Permit enhanced access for agricultural facilities from Quail Gardens Road and Leucadia Boulevard, as necessary to accommodate agricultural operations in the South Mesa area.

GOAL 33: Provide adequate economic return from non-agricultural areas to support continued agricultural operation.

- **POLICY 33.1:** Encourage the City to provide incentives for the continued viable use of agricultural activities on-site.

2.3.8 ECONOMIC

GOAL 34: Achieve an economic return which will permit the Specific Plan to be implemented, by supporting the infrastructure necessary for the uses and their maintenance into the future.

GOAL 35: Achieve an economic return which will permit the flower business to be sustained and grow. This must include providing a return to those common owners of the flower business and the land who will not be involved in the flower business itself, so that the flower business can be retained as a private business.

GOAL 36: Achieve an economic contribution to the City of Encinitas and school districts which will significantly enhance the financial ability of the City to sustain the level of services necessary for the community.

- **POLICY 36.1:** Implement portions of the plan to accommodate commercial and affordable housing elements in Green Valley as soon as feasible.

GOAL 37: Assure that any commercial/office center on-site will provide a positive and substantial annual tax benefit to the City of Encinitas.

- **POLICY 37.1:** Secure major tax increment and enhanced financial base of the City through implementing regional commercial development as soon as feasible, with adoption of appropriate City actions as soon as feasible.

GOAL 38: Consider the needs of the City of Encinitas and integrate these needs into the project where possible, provided that the resultant project is economically feasible.

- **POLICY 38.1:** Adopt mixed-use plans for West Saxony and Green Valley to meet major community needs for affordable housing, commercial services/financial tax base, and community serving facilities as soon as feasible.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861.

2. The second part is a report from the Secretary of the Treasury, dated January 1, 1861.

3. The third part is a report from the Secretary of the Interior, dated January 1, 1861.

4. The fourth part is a report from the Secretary of the Navy, dated January 1, 1861.

5. The fifth part is a report from the Secretary of the War, dated January 1, 1861.

6. The sixth part is a report from the Secretary of the State, dated January 1, 1861.

7. The seventh part is a report from the Secretary of the Army, dated January 1, 1861.

8. The eighth part is a report from the Secretary of the Navy, dated January 1, 1861.

9. The ninth part is a report from the Secretary of the War, dated January 1, 1861.

10. The tenth part is a report from the Secretary of the State, dated January 1, 1861.

11. The eleventh part is a report from the Secretary of the Army, dated January 1, 1861.

12. The twelfth part is a report from the Secretary of the Navy, dated January 1, 1861.

13. The thirteenth part is a report from the Secretary of the War, dated January 1, 1861.

14. The fourteenth part is a report from the Secretary of the State, dated January 1, 1861.

15. The fifteenth part is a report from the Secretary of the Army, dated January 1, 1861.

16. The sixteenth part is a report from the Secretary of the Navy, dated January 1, 1861.

17. The seventeenth part is a report from the Secretary of the War, dated January 1, 1861.

18. The eighteenth part is a report from the Secretary of the State, dated January 1, 1861.

3.0 SPECIFIC LAND USE PLAN

3.1 GENERAL PROJECT DESCRIPTION

The Encinitas Ranch Specific Plan is designed to allow agricultural uses to continue operating as a viable business, while permitting a mix of residential, commercial, mixed use, recreation, and open space uses to develop on the remaining portions of the project site. *Paragraph amended 3/18/98 (Reso. 98-17)*

To facilitate discussion of the Land Use Plan, the Encinitas Ranch Specific Plan Area has been divided into eight separate segments which have been designated as "Planning Areas" as shown in Figure 5, *Planning Areas*. Each Planning Area has been given a name based on its geographical position and historical context in the community. All Planning Areas have been planned in this document to a level of detail permitting these areas to proceed directly to the tentative map stage. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Land Use Plan provides that the Agricultural Zone will remain in the locations of the existing greenhouses in the East Saxony and Sidonia East Planning Areas, in addition to areas in the North Mesa and South Mesa Planning Areas. *Paragraph amended 3/18/98 (Reso. 98-17)*

3.2 LAND USE PLAN *Paragraph amended 3/18/98 (Reso. 98-17)*

The Land Use Plan, as depicted in Figure 6, proposes residential, commercial, and mixed-use development in addition to a substantial amount of natural open space, recreational area, and agricultural uses on a total of 852.8 acres, which includes the 29.8-acre Magdalena Ecke Park. No development is proposed within the Magdalena Ecke Park; the park will remain as permanent natural open space. A statistical summary of the Land Use Plan is shown in Table 3-1. *Paragraph amended 3/18/98 (Reso. 98-17)*

In developing the Specific Plan for Encinitas Ranch, every effort has been made to ensure preservation of existing poinsettia agricultural activities on-site and the continued viability of agriculture within the Specific Plan Area. The City of Encinitas, in its General Plan, recognizes that portions of the land within the Specific Plan Area are desirable agricultural lands. As such, the General Plan designates it for long term preservation as agriculture. The Land Use Plan assumes that the existing ranch farming facilities and uses in the East Saxony Planning Area of the project site will remain in continued operation at their present location. This plan designates 130 acres of land for agricultural use in the East Saxony, Sidonia East, South Mesa and North Mesa Planning Areas. (See Figure 6, *Land Use Plan*, and Table 3-1, *Land Use Plan Summary*.) It is anticipated that the majority of agricultural operations within the East Saxony and Sidonia East Planning Areas will take place in large greenhouses. Secondary uses may include biotechnical and bioresearch laboratories and facilities. *Paragraph amended 3/18/98 (Reso. 98-17)*

2.4 SPECIFIC LAND USE PLAN

2.1.1 COMMUNITY DEVELOPMENT

The Community Development Plan is a key document in the planning process. It sets out the vision for the future of the community and provides a framework for the development of the area. The plan should be based on a thorough understanding of the community's needs and aspirations, and should be developed in consultation with the community members.

The plan should cover a range of issues, including housing, employment, education, health, and social services. It should also take account of the environmental and cultural heritage of the area. The plan should be realistic and achievable, and should provide a clear framework for the development of the area. It should be reviewed regularly to ensure that it remains relevant and up-to-date.

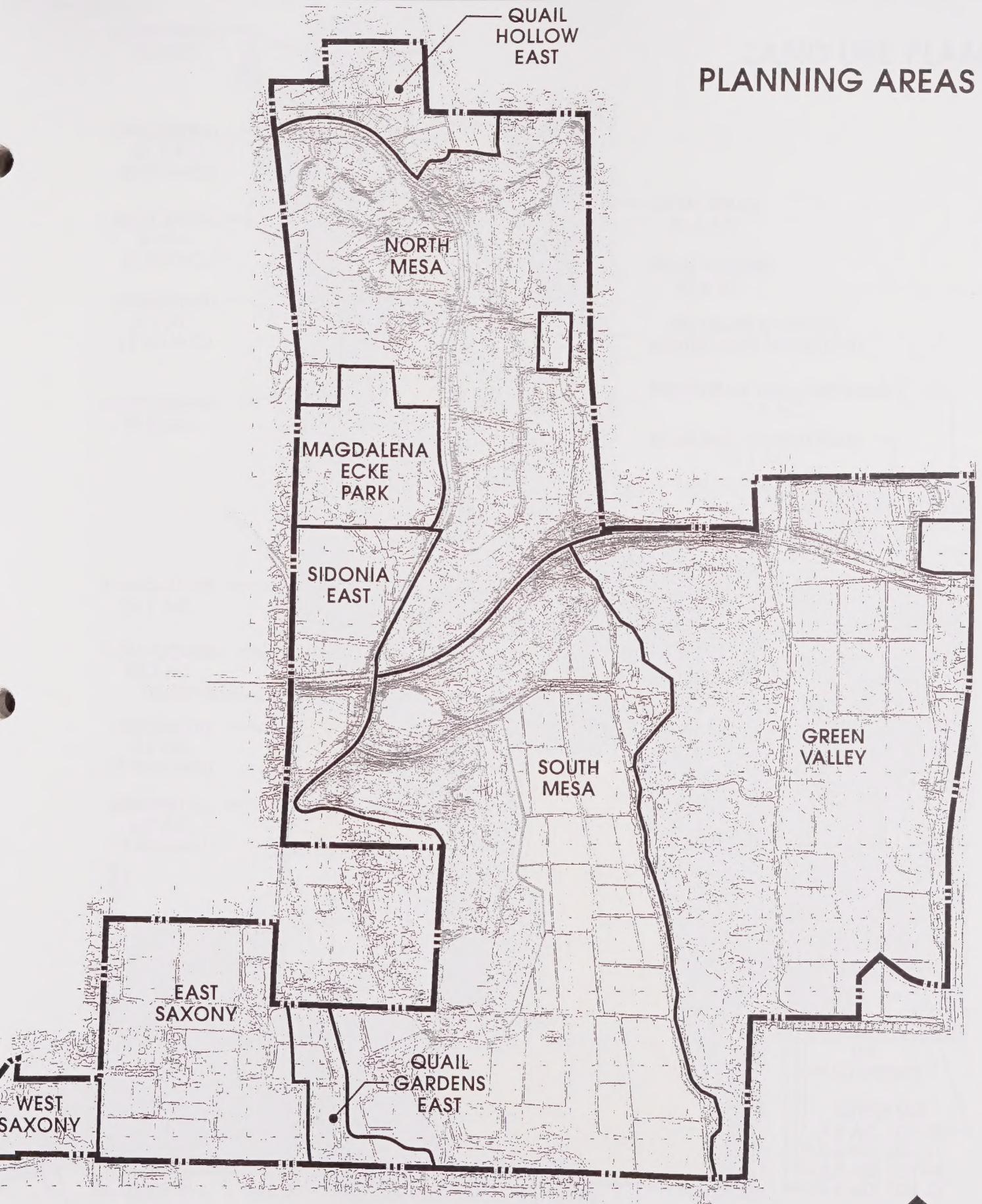
The plan should be developed in consultation with the community members, and should be based on a thorough understanding of their needs and aspirations. It should be a living document, which can be updated as the community's needs and aspirations change over time.

2.1.2 COMMUNITY DEVELOPMENT

The plan should be developed in consultation with the community members, and should be based on a thorough understanding of their needs and aspirations. It should be a living document, which can be updated as the community's needs and aspirations change over time.

The plan should be developed in consultation with the community members, and should be based on a thorough understanding of their needs and aspirations. It should be a living document, which can be updated as the community's needs and aspirations change over time.

PLANNING AREAS

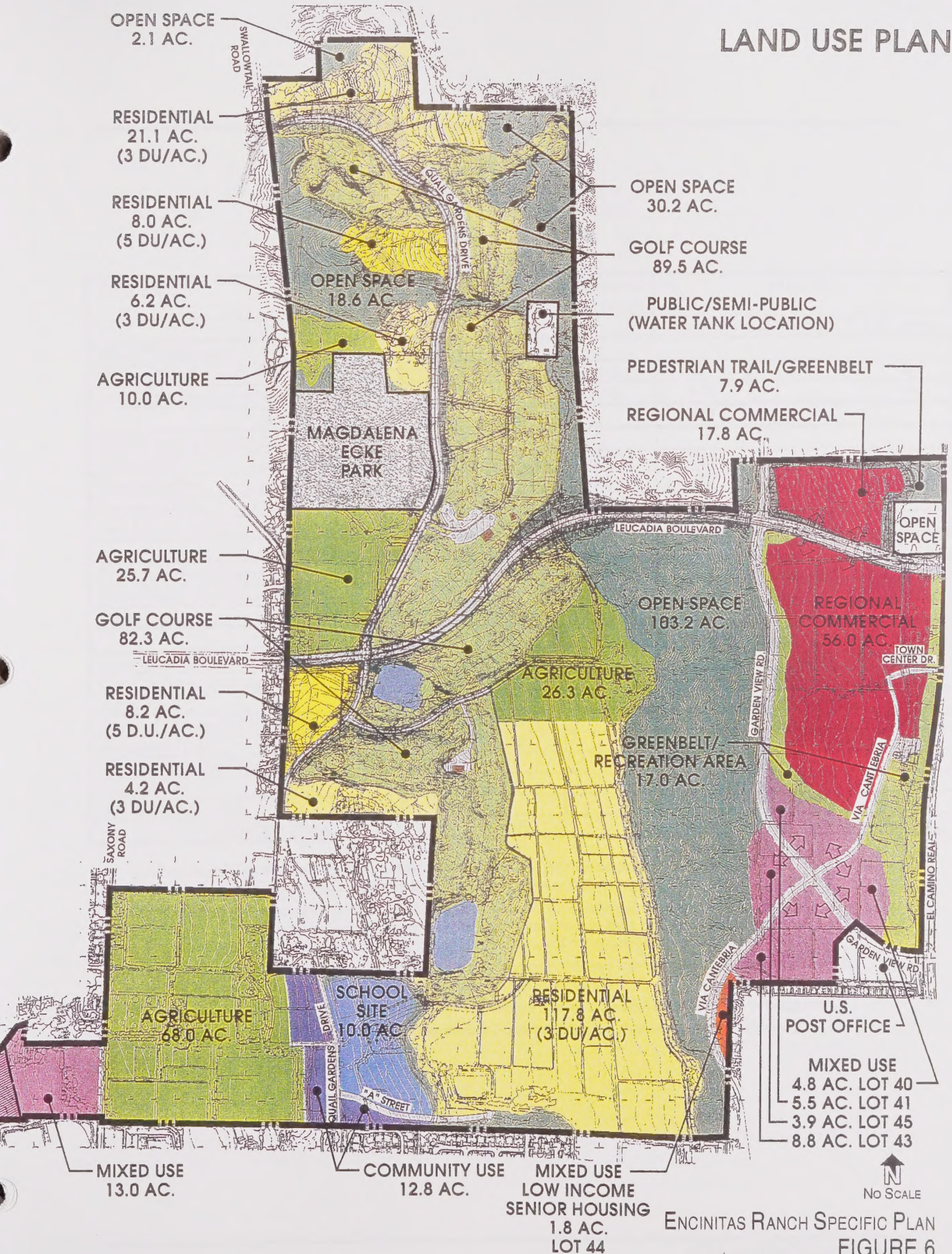


N
No Scale

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 5



LAND USE PLAN





**TABLE 3-1
ENCINITAS RANCH
LAND USE PLAN SUMMARY**

LAND USE	ACREAGE	COMMERCIAL/ OFFICE (SF)	DENSITY ALLOWED	MAX. DU		
				ALLOWED	APPROVED ⁽⁵⁾	PLANNED
Mesa ⁽¹⁾ Residential						
Medium Single Family Residential	16.2	-	5.0	81	-	81
Low Single Family Residential	149.3	-	3.0	446	-	446
SUBTOTAL	165.5	-		527		527
GREEN VALLEY MIXED USE						
Residential Lots 40, 41	10.3	-	25.0	257	118	
Comm/Off/Res Lot 45	3.9	-	25.0	97		97
Comm/Off/Res Lot 43	8.8	3,000	25.0	224	91	
Low Income Senior Lot 44	1.8	-	25.0	45		44
SUBTOTAL	24.8	3,000		450 ⁽⁴⁾		350
WEST SAXONY MIXED USE						
Multi-Family Residential	8.1	-	20.0	162	138	
Office	4.9	25,000	-	-	-	
SUBTOTAL	13.0	25,000		162		138
Open Space ⁽²⁾	179.0	-	-	-	-	-
Golf Course & Clubhouse ⁽²⁾	171.8	-	-	-	-	-
Agricultural ⁽²⁾	130.0	-	N/A	-		25
Regional Commercial Center	73.8	680,000 ⁽³⁾	-	-	-	-
Community Use	12.8	75,000	-	-	-	-
Elementary School Use	10.0	-	-	-	-	-
Major Roads	42.3	-	-	-	-	-
Magdalena Ecke Park	29.8	-	-	-	-	-
PROJECT TOTAL	852.8	783,000		1,139		1,040

Table amended 12/4/96 (Reso. 96-89), 3/18/98 (Reso. 98-17), and 3/17/04 (Reso. 2004-13)

- (1) Mesa includes the Quail Hollow East, Sidonia East, North Mesa and South Mesa Planning Areas.
- (2) Open Space acreage includes undisturbed land, manufactured slopes adjacent to roads, drainage detention areas, trails outside of the golf course, and linear greenbelt/recreation area adjoining El Camino Real. Additional Open Space is contained within the golf course, the agricultural area, and the undeveloped residential areas.
- (3) An additional 15,000 SF of building area for possible community-oriented uses such as a community theater shall be permitted in excess of the 680,000 SF for commercial and office uses.
- (4) The total residential units permitted within the Green Valley Planning Area shall not exceed 450 dwelling units.
- (5) Approved Maximum Dwelling Units includes already developed units and approved Tentative Map units.

Without the need to amend this Specific Plan, any areas within Encinitas Ranch, except those designated as Open Space, may be subdivided and developed for agricultural purposes since this Specific Plan permits agricultural uses by right. For the purposes of this Specific Plan, agricultural uses will include all aspects of research, development, propagation, finishing, distribution, and wholesale marketing, together with associated functions. These uses may require a variety of structures including laboratories, greenhouses or other growing and production facilities, field nurseries, shade houses, packing and shipping facilities, offices, storage facilities and other similar facilities. Residential facilities for employees of the agricultural operations may be constructed, maintained, and occupied on the property, provided that such uses are consistent with the uses and development standards of the underlying zone. *Paragraph amended 3/18/98 (Reso. 98-17)*

An 18-hole golf course with club house facilities and driving range is planned on 171.8 acres. The club house, driving range, and nine holes of golf are located north of Leucadia Boulevard, and nine holes of golf are located on the south side of Leucadia Boulevard. The course is designed to respond to the existing site topography, incorporate existing reclaimed water storage ponds, and minimize encroachment into areas of sensitive biological resources. The clubhouse, driving range, and golf course will be available for municipal use. The entire facility will not only provide important recreational benefits to the residents of Encinitas, but will serve to attract visitors and tourists to the City of Encinitas. *Paragraph amended 3/18/98 (Reso. 98-17)*

Another public use on-site will be an elementary school. At the request of the Encinitas Union School District, the project will include a 10-acre school site which is located in the South Mesa Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Land Use Plan is anticipated to generate a total of 253 elementary school students (grades K-6), 108 junior high school students (grades 7-9) and 215 high school students (grades 10-12). It is anticipated that these students will be accommodated in existing schools within the San Dieguito Union High School District, either in permanent facilities or in portable classrooms. Should the Encinitas Union Elementary School District select the designated school site within the South Mesa Planning Area for construction of an elementary school facility, then the elementary school students generated by the project are expected to attend the new school. Otherwise, the elementary students shall attend an existing school within the district. The proposed school would have a capacity of approximately 600 students. *Paragraph amended 3/18/98 (Reso. 98-17)*

The most intense development with Encinitas Ranch will occur in the Green Valley Planning Area, adjacent to El Camino Real. This area will include a 73.8-acre Regional Commercial Center (straddling Leucadia Boulevard) and approximately 24.8 acres to be developed as a mixed-use development with a variety of commercial, office, and multi-family residential uses along with commercial/office uses. A linear greenbelt, public recreation area, and open space area consisting of 25.6 acres will be located adjacent to El Camino Real. This open space will contain a mix of passive and active recreational areas, as well as a drainage channel with riparian vegetation and natural open space. The recreation area will contain athletic playing fields, trails, and restroom facilities. Access into Green Valley will be available from Leucadia Boulevard, Town Center Drive and the extensions of Garden View Road and Via Cantabria. Collector and local serving roads will connect the Regional Commercial Center in Green Valley to the mixed-use areas of Green Valley. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17).*

Besides the mixed-use development in Green Valley, there is a total of 13.0 acres of mixed-use development planned on the west side of Saxony Road in the southwestern portion of the project site. The West Saxony Planning Area is designed with the ability to contain community-serving uses such as a theater, and/or museum. If these uses are not built, then the area would develop with a mix of traditional residential and office uses. The Encinitas Ranch project also includes single family residential development. Single family dwelling units will be constructed in the Quail Hollow East, North Mesa, South Mesa and Sidonia East Planning Areas. If any of the single family residential areas within these Planning Areas zoned Encinitas Ranch single family residential three dwelling units per acre ("ER-SFR3") or Encinitas Ranch single family residential three dwelling units per acre, variable ("ER-SFR3V") are developed with fewer than the maximum number of allowable units, based on recorded final maps, then a density transfer shall be allowed (see "Mesa Single Family Density Transfer table in Section 6.5); provided, however (i) the density transfer shall be to another area zoned "ER-SFR3" or "ER-SFR3V" within one of these Planning Areas, (ii) any increase within a Planning Area shall not exceed 5% (i.e. the total number of units shall not exceed the approved density factor, plus 5%), and (iii) the total number of residential units within the Quail Hollow East, North Mesa, South Mesa and Sidonia East Planning Areas shall not exceed 527 units.

Paragraph amended 3/18/98 (Reso. 98-17)

The Quail Gardens East Planning Area will contain 12.8 acres of community use development which is planned on both sides of Quail Gardens Drive. This community use area is designed to accommodate a variety of cultural services and recreational uses, as well as drainage and storm water detention facilities. *Paragraph amended 3/18/98 (Reso. 98-17)*

3.3 PLANNING AREAS *Paragraph amended 3/18/98 (Reso. 98-17)*

This Section of the Specific Plan includes a detailed discussion of each of the eight Planning Areas located within the Encinitas Ranch Specific Plan Area. Each Planning Area description includes: 1) A *descriptive summary* detailing its location on-site, its design intent, and planned land uses; 2) A discussion of *applicable zone standards and exceptions*; and 3) A series of *general planning standards* specific to the Planning Area. In addition, a graphic representation of each Planning Area is provided which depicts important land use relationships and interfaces within and between Planning Areas and between on-site and off-site land uses. Every Planning Area exhibit also refers to other exhibits within the Specific Plan document that depict conceptual circulation routes and access points, as well as appropriate landscape and streetscape treatments. The graphics are provided for conceptual purposes only and as a general guide to assist designers and decision-makers in the design, planning, and approval processes.

3.3.1 GREEN VALLEY PLANNING AREA *Paragraph amended 3/18/98 (Reso. 98-17)*

A. *Descriptive Summary – Green Valley*

The Green Valley Planning Area is located in the eastern portion of the Encinitas Ranch Specific Plan Area, between El Camino Real and the mesa which forms the central spine of the project area. A mix of commercial and mixed-use development is planned within Green Valley. Approximately 24.9 acres will be preserved as open space along El Camino Real and shall include flood control measures, wetland and riparian revegetation, and park and recreation uses. The bluffs on the western side of the Green Valley Planning Area will be preserved as permanent natural open space. The entire Green Valley Planning Area is depicted in Figure 7, *Green Valley Planning Area. Paragraph amended 3/18/98 (Reso. 98-17)*

1. Mixed-Use Zone

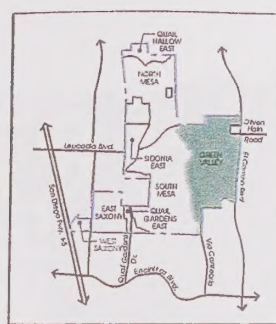
The Mixed-Use Zone in the Green Valley Planning Area of the Encinitas Ranch Specific Plan will encompass approximately 24.8 acres and is intended to allow individual properties to develop as either residential, commercial, office professional, or a mixture of retail/commercial/office professional and residential uses. In a mixed use development, residential uses may be allowed on the same parcel or in the same structure as commercial or office uses. Building heights up to three stories are permitted to provide a community focus and to encourage mixed-use development. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

The Mixed-Use Zone encourages the development of a variety of multi-family housing types including townhomes, condominiums and apartments in close proximity to the planned commercial and office uses. Experimental housing will also be permitted subject to approval of a Minor Use Permit. Residential densities up to 25 dwelling units per acre are permitted for free-standing residential structures in order to minimize reliance on the automobile since residents will be able to walk or bike to a variety of other uses. The residential density will also be high enough to support the use of limited mass transit such as bus routes. Up to 450 dwelling units are permitted in the Mixed-Use Zone. *Paragraph amended 12/4/96 (Reso. 96-89)*

The commercial/office development in a mixed use concept is intended to provide retail and office uses which serve area residents, while maintaining compatibility with a residential environment. The free-standing residential development shall not exceed an overall density of 25 dwelling units per acre. Up to 40 percent of the building footprint for all free-standing residential buildings may exceed two stories in height, although no free-standing residential structure shall exceed three stories in height. The two-story buildings should be concentrated along the greenbelt/recreation area that abuts El Camino Real and adjacent to natural open space areas. Three-story buildings should be concentrated internal to individual parcels and along project area roadways. In no case shall buildings exceed three (3) stories in height. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

LEGEND

	PARK		LOW INCOME SENIOR HOUSING
	OPEN SPACE		PEDESTRIAN AND OFF-STREET BICYCLE TRAIL
	COMMERCIAL		PEDESTRIAN TRAIL
	MIXED-USE		
	GREENBELT/REC AREA		



GREEN VALLEY PLANNING AREA

OPEN SPACE
103.2 AC.

COMMERCIAL
73.8 AC.

MIXED USE/LOW INCOME SENIOR HOUSING
24.8 AC.

GREENBELT/ RECREATION AREA
24.9 AC.

Open Space/Greenbelt
7.9 Acres

Pedestrian and off-street bicycle trail
(See Figure 20)

Landscaping along Leucadia Blvd. per Master Landscape Plan
(See Figure 27)

Greenbelt/Recreation area
17.0 Acres

Pedestrian Trail
(See Figure 20)

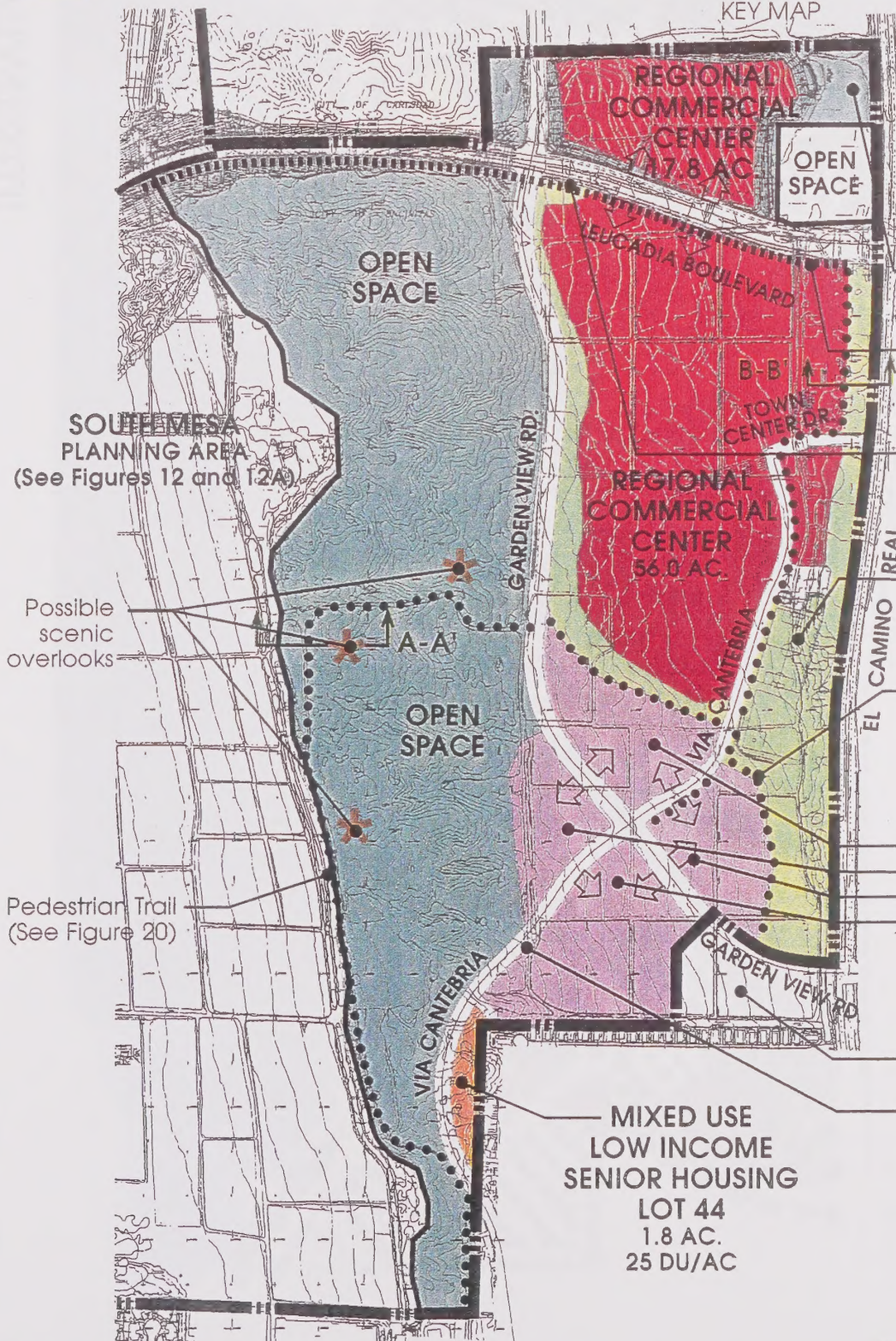
MIXED-USE
5.5 Acres LOT 41
3.9 Acres LOT 45
4.8 Acres LOT 40
8.8 Acres LOT 43

U.S. POST OFFICE SITE

Landscaping along Via Canebría and Garden View Road per Master Landscape Plan
(See Figure 27)



ENCINITAS RANCH SPECIFIC PLANNING
FIGURE



This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.

GREEN VALLEY ILLUSTRATIVE SITE PLAN



This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc. will be determined at the Tentative Map stage.

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 8A

The 4.8, 5.5, 8.8 and 3.9 acre mixed-use parcels (Lots 40, 41, 43, and 45 respectively) located at the intersection of Garden View Road and Via Cantebria may be developed as multi-family residential at a maximum density of 25 du/ac. However, the total residential units permitted within the entire 24.8 acre mixed-use area (Lots 40, 41, 43, 44, and 45) shall not exceed 450 dwelling units. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

The 1.8 acre parcel (Lot 44) on the east side of Via Cantebria (west of the existing mobile home park) shall be restricted to low income senior housing at 25 dwelling units per acre. An affordable housing compliance plan shall be submitted and approved by the City prior to submittal of a development proposal for the 1.8-acre parcel. *Paragraph added 12/4/96 (Reso. 96-89) and amended 3/18/98 (Reso. 98-17)*

The 3.9 acre mixed-use parcel (Lot 45) west of the intersection of Garden View Road and Via Cantebria may be used for neighborhood commercial uses and multi-family residential uses at a maximum density of 25 du/ac. However, the total residential units permitted within the 24.8 acre mixed-use area shall not exceed 450 dwelling units. *Paragraph amended 3/18/98 (Reso. 98-17)*

It is the intention of the mixed-use development in Green Valley to allow for significant functional and physical integration of project components of different adjacent uses as well as mixed commercial/office professional and residential uses. Consideration will be given to joint use of parking, common areas, landscaping, specific types of uses and associated intensities, housing types and sizes of units, and overall architectural design. Below-grade and on-grade parking shall be permitted in the Mixed-Use Zone; however, above-ground multi-story parking structures are discouraged.

2. Commercial Zone

The Commercial Zone in the Green Valley Planning Area contains 73.8 acres and is intended to develop as a regional retail center within the City of Encinitas. It is expected that this zone will be implemented as a Regional Commercial Center. The Regional Commercial Center in Green Valley is proposed as a “one-stop” shopping center with a carefully selected group of businesses that will provide a wide variety of shopping opportunities for the residents of Encinitas Ranch, as well as the region as a whole. A total of 680,000 square feet of commercial and office uses is permitted within the Commercial Zone; provided that an additional building area not to exceed 15,000 square feet is permitted for community-oriented uses such as a community theater. *Paragraph amended 3/17/04 (Reso. 2004-13)*

An illustrated site plan depicting one possible development scenario is included as Figure 8A. The *Green Valley Illustrative Site Plan* is intended to depict an example of how the Green Valley Planning Area, and the Regional Commercial Center in particular, could be built-out, including access points, parking, arrangement of buildings, relationship to the greenbelt, etc. The Tentative Map shall be judged in substantial conformance to the illustrative site plan, but is not required to duplicate it exactly. The illustrated scenario proposes a large shopping complex with numerous large anchor tenants, rather than the one or two anchor tenants found at more traditional community shopping centers. Smaller tenants would be clustered into groups at the entrances into the Center and near the intersection of Leucadia Boulevard and

El Camino Real to promote visibility and to facilitate pedestrian movement between businesses.

3. Natural Open Space

The western portion of the Green Valley Planning Area containing the bluffs which separate the mesa from Green Valley will be preserved as permanent open space. The 103.2 acres of natural open space will serve to protect the various indigenous fauna and flora that are found within the bluffs. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

4. Recreational Uses

A linear greenbelt consisting of 25.6 acres adjacent to El Camino Real will exist along the entire eastern edge of the Specific Plan Area boundary. This greenbelt will provide recreational opportunities for the Encinitas community, while also managing storm water flows and detention, sedimentation and urban runoff. A series of swales, detention and sedimentation basins will be designed. Portions of the basins and swales will be landscaped to resemble a naturally-occurring riparian corridor. The riparian vegetation will provide valuable wildlife habitat and also serve as a scenic amenity along El Camino Real.

The greenbelt will widen at one point to form a community-oriented recreation area which may contain such uses as restroom facilities, athletic playing fields, lawn bowling and basketball courts. The recreation area will be easily accessible from both the mixed-use development and the multi-family residential uses in Green Valley. Parking for the athletic playing fields shall be provided off-street and shall meet City of Encinitas parking standards for such facilities.

A recreation trail connecting the Garden View Road extension with the athletic playing fields will be located within a 1.4-acre greenbelt that will separate the mixed-use development from the regional commercial center. *Paragraph amended 3/18/98 (Reso. 98-17)*

5. Interim Uses

This Specific Plan has been designed to permit interim uses within the Green Valley Planning Area by right and through the use permit process. Since it is anticipated that Green Valley will be built-out over a long period of time, it is appropriate that interim uses are permitted on vacant land prior to ultimate development. These uses may include a farmers market, fruit stands, art/music festivals, fairs, flower markets, and/or public gardens, to name a few of the possible interim uses. Please refer to Section 6.11 in this document for a discussion of Interim Use Standards.

6. Agricultural Uses

Agricultural uses may continue in Green Valley concurrently with development.

B. *Applicable Zone Standards & Exceptions – Green Valley*

1. Mixed-Use Zones

The provisions of Section 6.7 relating to the “ER-MU1” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply.

2. Commercial Zone

The provisions of Section 6.9 relating to the “ER-C” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply.

3. Open Space Zone

The provisions of Section 6.4 relating to the “OS” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply.

4. Park and Recreation Overlay

The provisions of Section 6.3 relating to the Park and Recreation overlay as set forth in the Encinitas Ranch Zoning Ordinance shall apply to the portion of the greenbelt/recreation which lies adjacent to El Camino Real and south of Leucadia Boulevard (this area is designated as an “OS” Zone), as well as to all “ER-C” and “ER-MU1” zoned areas within the Green Valley Planning Area.

5. Interim Use Standards

The provisions of Section 6.11 relating to Interim Use Standards as set forth in the Encinitas Ranch Zoning Ordinance shall apply to all ER-MU1” and “ER-C” Zones.

6. Agricultural Zone

The provisions of Section 6.2 relating to the “AG” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply.

C. *General Planning Standards – Green Valley*

1. Primary access into the portion of the Regional Commercial Center located south of Leucadia Boulevard shall be available from El Camino Real. A main entry with a combination sign/clock tower shall be constructed similar in appearance to Figure 8B, *Regional Commercial Center – Main Entry*. The sign/clock tower is not represented in Figure 8B. Actual design of the sign/clock tower will be determined during the Design Review process. Secondary access shall be provided from Leucadia Boulevard. Primary access into the portion of the Regional Commercial Center located north of Leucadia Boulevard shall be provided from Leucadia Boulevard.

REGIONAL COMMERCIAL CENTER- MAIN ENTRY



This exhibit is provided for illustrative purposes only, actual building and main entry designs will be determined during the Design Review stage.

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 8B



-
2. The Regional Commercial Center shall be developed in a manner consistent with these general planning standards and Section 7.6 in this Specific Plan. The architecture and landscaping of the shopping center shall reflect a botanical garden theme by incorporating elements such as trellises, glass, and gazebo-type structures. An example of a typical building elevation is depicted in Figure 8C, *Regional Commercial Center – Typical Building Elevation*.

A sample building materials and color palette is shown in Figure 8D, *Regional Commercial Center – Sample Color and Material Board*. Actual building style, the overall design theme and color/materials palette for the Regional Commercial Center will be determined during Design Review by the Planning Commission. *Paragraph amended 3/18/98 (Reso. 98-17)*

3. Primary access to the mixed-use areas in Green Valley will be available from the extensions of Garden View Road and Via Cantebria.
4. The following recreation trail standards shall apply: *Paragraph amended 3/18/98 (Reso. 98-17)*
 - a. *Natural Open Space Trails:* The maximum width of any trail or path located in the natural open space areas located in the western half of the Green Valley Planning Area shall not exceed six (6) feet. The trails will extend northward from the southern boundary of the Green Valley Planning Area within the bluffs, then turn east and pass between the edges of the Mixed-Use Zone and the Regional Commercial Center. The trail will terminate at the trail in the recreation area located adjacent to El Camino Real (see Figures 20A and 20B, *Recreation Trails*). *Paragraph amended 12/4/97 (Reso. 96-89) and amended 3/18/98 (Reso. 98-17)*
 - b. Recreation trails in natural open space areas shall be sited to avoid, to the maximum extent feasible, adverse impacts to existing native plant materials and wildlife. The City shall not authorize the use of trails in natural open space areas (subject to the open space zone) by horses and non-motorized bicycles unless such use is first reviewed and approved by the California Department of Fish and Game and the U.S. Fish and Wildlife Service. *Paragraph amended 8/23/95 (Reso. 95-91) and 3/18/98 (Reso. 98-17)*
 - c. A five (5) foot wide sidewalk (excluding curb) will extend along the east side of the Garden View Road extension and will terminate at Leucadia Boulevard. *Paragraph amended 3/18/98 (Reso. 98-17)*
 - d. A meandering recreation trail will continue parallel to Leucadia Boulevard within the planned Landscape Development Zone. The trail shall be a minimum of eight (8) feet in width to allow simultaneous use by both bicycles and pedestrians. *Paragraph amended 3/18/98 (Reso. 98-17)*
5. Where feasible, every effort shall be made to make the trails/paths handicapped accessible, unless this action would result in significant impacts to existing flora and fauna in the immediate vicinity of the trails and paths due to the need for massive grading to make the trails and paths handicapped accessible.

REGIONAL COMMERCIAL CENTER- TYPICAL BUILDING ELEVATION

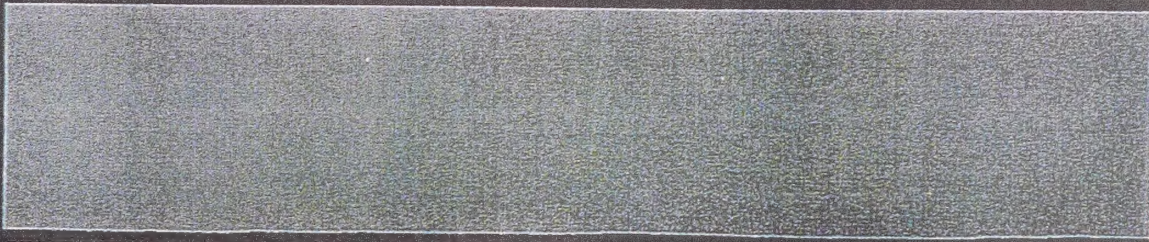


This exhibit is provided for illustrative purposes only, actual building and main entry designs will be determined during the Design Review stage.

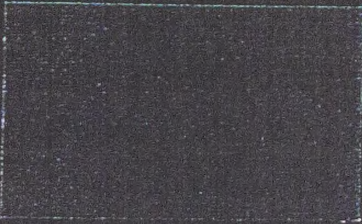
ENCINITAS RANCH SPECIFIC PLAN
FIGURE 8C



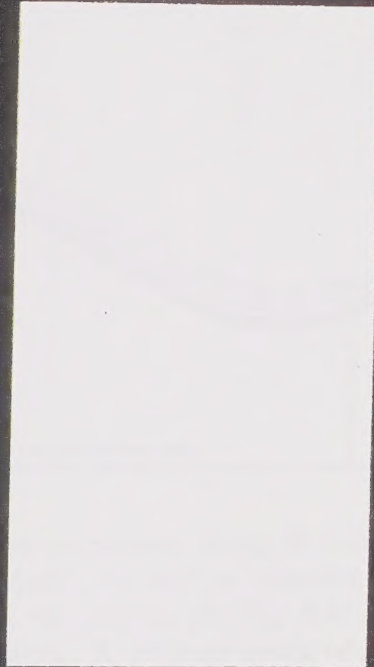
REGIONAL COMMERCIAL CENTER- SAMPLE COLOR AND MATERIAL BOARD



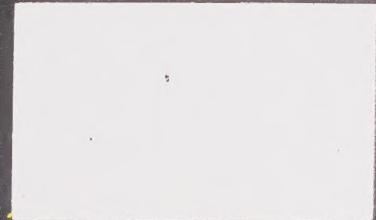
STANDING SEAM METAL ROOF - ASC MARINE GREEN



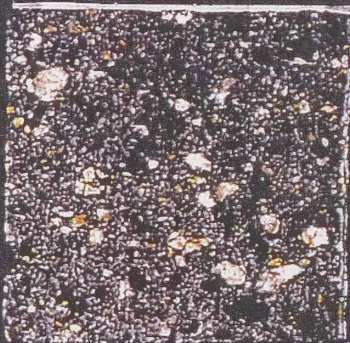
**TRIM ACCENT/METAL LATTICE
FRAZEE 4925A**



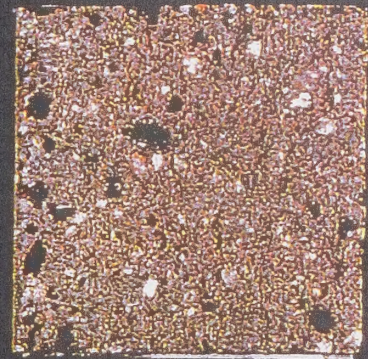
**CEMENT PLASTER
FRAZEE 5680W**



**TRIM ACCENT
FRAZEE 5760W**



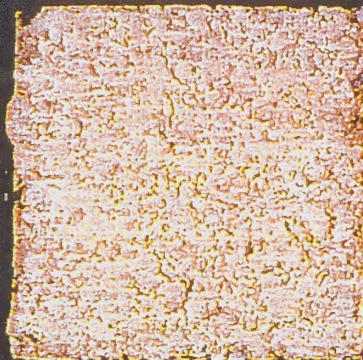
**CONC. BLOCK ACCENT BANDS
ANGELUS #213
SPLIT FACE/PRECISION**



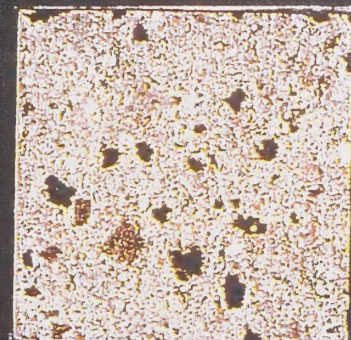
**CONC. BLOCK ACCENT BANDS
ANGELUS #214
SPLIT FACE/PRECISION**



**CONC. BLOCK FIELD
ANGELUS #204
SPLIT FACE**



**CONC. BLOCK FIELD
ANGELUS #204
PRECISION**



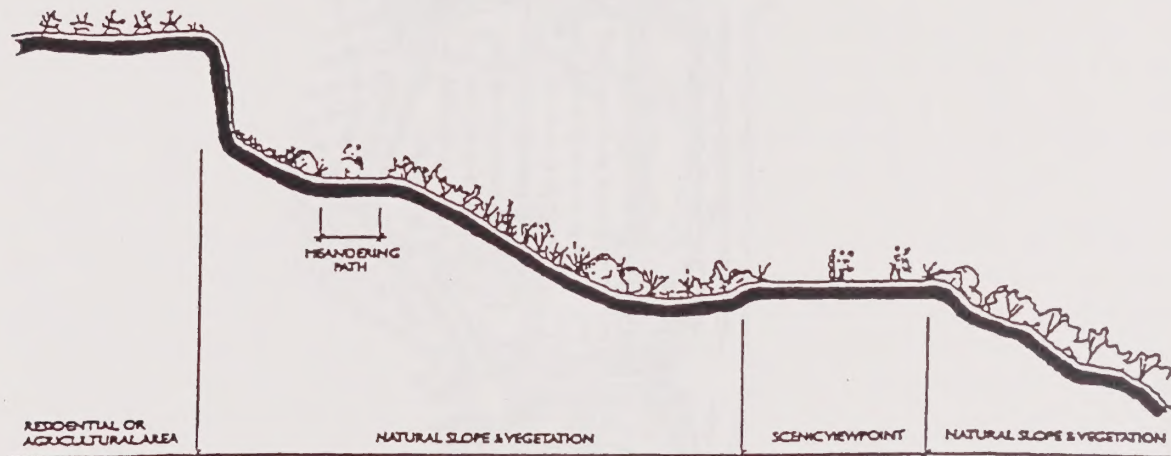
**CONC. BLOCK FIELD
ANGELUS - GREY
SPLIT FACE/PRECISION**

This exhibit contains sample colors and building materials for the planned Regional Commercial Center. Actual colors and materials, although they may vary from this exhibit, should be essentially similar to the colors and materials shown above and shall be determined during the Design Review stage.

1977	
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6. Where appropriate, scenic overlooks and viewpoints shall be required at prominent viewshed locations in Green Valley along the planned trail system. Such scenic overlooks and viewpoints shall be constructed concurrent with trail development and maintained in perpetuity. A typical illustration of a cross-section of a trail and a scenic overlook/viewpoint is shown below. *Paragraph amended 8/23/95 (Reso. 95-91)*

CROSS-SECTION A-A (see Figure 7 for typical cross-section location)



7. A greenbelt/recreation area is planned along El Camino Real. The recreation area will contain athletic playing fields, as well as restroom facilities and recreation trails. The recreation area, including the athletic playing fields, may be dedicated to the City once finished grading has occurred. A drainage swale and greenbelt will separate the recreation area from El Camino Real. Figure 8E is a site plan of the greenbelt/recreation area. Lighting of Green Valley park shall be at the City's discretion, unless the Owner elects to form a maintenance district for Green Valley Park facilities, in which event the Owner may restrict lighting and after hours use of park facilities within such maintenance district. (See Development Agreement, Section 3.2.10.) *Paragraph amended 3/18/98 (Reso. 98-17)*
8. The design of the portion of the Regional Commercial Center located south of Leucadia Boulevard may vary from the layout depicted in Figure 8A, *Green Valley Illustrative Site Plan*, provided that any proposed development plan for the Center meets the following conditions:
- The large anchor tenants within the Regional Commercial Center (tenants over 30,000 square feet in area) shall be oriented to face Leucadia Boulevard and/or El Camino Real. Smaller stores provided in conjunction with the larger stores may be sited as conditions allow.
 - A cluster of smaller stores and shops (tenants 30,000 square feet or less in area) shall be developed near the intersection of El Camino Real/Leucadia Boulevard.

Figure 1. A line graph showing the relationship between the concentration of a solution and its refractive index. The x-axis is labeled 'Concentration (g/100 ml)' and ranges from 0 to 10. The y-axis is labeled 'Refractive Index' and ranges from 1.00 to 1.10. The curve starts at (0, 1.00) and rises steeply, then levels off as it approaches a concentration of 10 g/100 ml.

Figure 1. A line graph showing the relationship between the concentration of a solution and its refractive index.



The refractive index of a solution is a measure of its optical density. It is defined as the ratio of the speed of light in a vacuum to the speed of light in the solution. The refractive index of a solution increases with its concentration. This is because the concentration of a solution affects its optical density. The refractive index of a solution is a measure of its optical density. It is defined as the ratio of the speed of light in a vacuum to the speed of light in the solution. The refractive index of a solution increases with its concentration. This is because the concentration of a solution affects its optical density.

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GREEN VALLEY GREENBELT/ RECREATION AREA ILLUSTRATIVE SITE PLAN



N
NO SCALE

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 8E

This exhibit is provided for illustrative purposes only. Actual design of greenbelt/recreation area will be determined at the Tentative Map stage.

STANDARD YELLOW PAPER
ALBA MONIA 1000
WATER RESISTANT



STANDARD YELLOW PAPER
ALBA MONIA 1000
WATER RESISTANT

-
- c. A thirty-five (35) foot wide building setback shall apply from the edge of the Leucadia Boulevard right-of-way for all commercial and public buildings; provided that only twenty-five (25) feet directly adjacent to the right-of-way must be landscaped. The remaining ten (10) feet within the setback may accommodate parking areas and access drives.
 - d. A hundred (100) foot wide building setback shall apply from the edge of the El Camino Real right-of-way.
 - e. The internal circulation network within the Regional Commercial Center shall provide for vehicular and pedestrian connection between the Center and the mixed-use areas of Green Valley. It shall consist of a vehicular connector with sidewalks and shall run along the west edge of the greenbelt/recreation area along El Camino Real.
 - f. A maximum of four (4) vehicular access points shall be permitted into the Regional Commercial Center from Leucadia Boulevard (two access points to the north and two to the south). Additional access points will provide direct access into the Center from El Camino Real. The easterly access point(s) on Leucadia Boulevard shall be a minimum of 700 feet from El Camino Real to insure adequate stacking for automobiles.

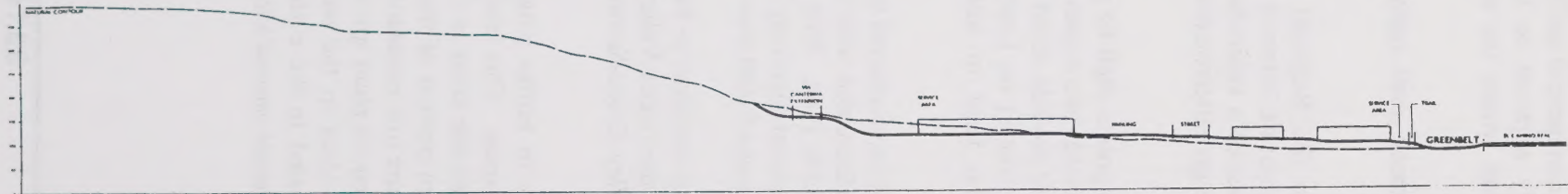
Design Review for the Regional Commercial Center shall be conducted by the Planning Commission to insure that the project is designed in substantial conformance with the architectural theme and other specified design characteristics detailed in this Specific Plan. With the exception of the 15,000 square foot performing arts theater, no proposed development plan may exceed 650,000 square feet in retail, office, and service commercial uses. *Paragraph amended 3/18/98 (Reso. 98-17)*

- 9. Grading in the Green Valley Planning Area shall conform to Figure 24, *Grading Concept*. Cross-sections have been prepared to show how the Green Valley area will look once build-out has been achieved (see Figure 9, *Green Valley Cross-Sections*). *Paragraph amended 3/18/98 (Reso. 98-17)*
- 10. Landscape buffers shall occur in Green Valley to buffer natural open space areas from adjacent commercial, mixed-use and residential areas. This landscape treatment shall occur between the high intensity commercial and mixed-use areas in the eastern portion of Green Valley and the natural open space in the western portion of the Planning Area. The plant materials selected for use in this area should require low maintenance and be compatible with existing vegetation types. Incorporation of indigenous plant species is especially encouraged. The actual buffer between natural open space areas in the western portion of the Green Valley Planning Area and the development located in the eastern portion of the Planning Area shall be a minimum of 50 feet in width. *Paragraph amended 3/18/98 (Reso. 98-17)*

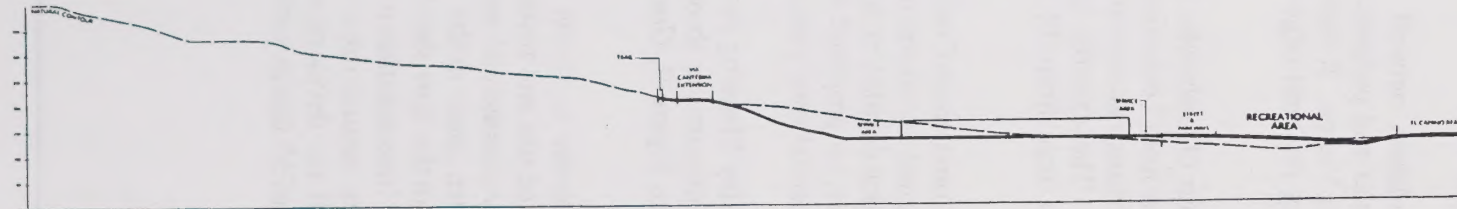
GREEN VALLEY CROSS-SECTIONS



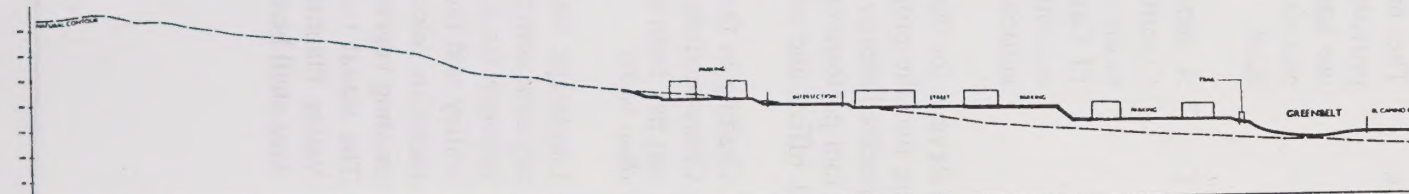
A-A'



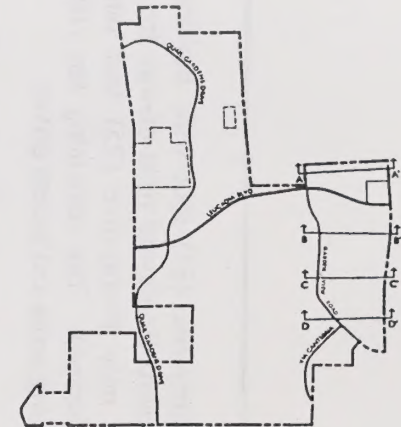
B-B'



C-C'



D-D'

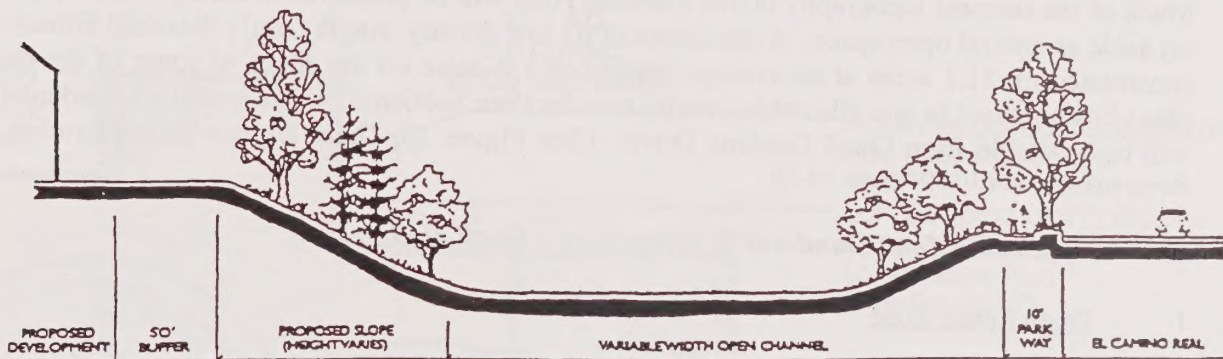


NO SCALE

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 9

11. A landscape buffer with a minimum of fifty (5) feet shall be constructed in Green Valley to buffer the natural vegetation to be planted in the drainage swale located on the west side of El Camino Real from the nearby high intensity commercial and mixed-use areas, as depicted in the illustration below. The plant materials selected for use in this area should require low maintenance and be compatible with existing vegetation types. Incorporation of indigenous plant species is especially encouraged. The illustration below depicts typical buffer landscaping between proposed development and the open drainage channel. *Paragraph amended 8/23/95 (Reso. 95-91)*

CROSS-SECTION B-B (see Figure 7 for typical cross-section location)



12. A 4.3-acre property (known as the "Hinsvark" property), located just north of the planned extension of Leucadia Boulevard on El Camino Real, is under separate ownership from most of the Encinitas Ranch Specific Plan Area. Because this property is located within the 100-year floodplain of Encinitas Creek and also contains important biological resources, a density transfer shall be permitted from this property to any area within the Specific Plan boundaries that allows residential development as a permitted use. Up to two (2) dwelling units may be transferred to other areas within the Encinitas Ranch subject to the approval of the Director of Community Development.

3.3.2 QUAIL HOLLOW EAST PLANNING AREA

A. *Descriptive Summary – Quail Hollow East*

The Quail Hollow East Planning Area is located in the northernmost reaches of the Specific Plan Area. The north eastern boundary of this Planning Area also coincides with the city limits of Carlsbad, while the northern and western boundaries are all located within the City of Encinitas. The southern boundary of the Quail Hollow East Planning Area forms the northern boundary of the North Mesa Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

Much of the steepest topography in this Planning Area will be preserved in the 2.1 acres of land to be set aside as natural open space. A maximum of 63 low density, single family detached homes will be constructed on 21.1 acres at an average density of 3.0 du/ac on the edges of some of the fairways, plus units pursuant to any allowable density transfer (See Section 6.5). Access to all residential areas will be available from Quail Gardens Drive. (See Figure 10, *Quail Hollow East Planning Area*.) *Paragraph amended 3/18/98 (Reso. 98-17)*

B. *Applicable Zone Standards & Exceptions – Quail Hollow East*

1. Open Space Zone

The provisions of Section 6.4 relating to the “OS” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply. *Paragraph amended 3/18/98 (Reso. 98-17)*

2. Single Family Residential Zone

The provisions of Section 6.5 relating to the “ER-SFR3” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply. *Paragraph amended 3/18/98 (Reso. 98-17)*

3. Park and Recreation Overlay

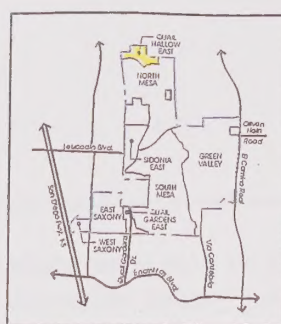
The provisions of Section 6.3 relating to the Park and Recreation overlay as set forth in the Encinitas Ranch Zoning Ordinance shall apply to areas designated as “P/SP” and “ER-SFR3” Zones. *Paragraph amended 8/23/95 (Reso. 95-91) and 3/18/98 (Reso. 98-17)*

C. *General Planning Standards – Quail Hollow East*

1. To emphasize and encourage a quasi-rural environment in the Quail Hollow East Planning Area, variations from building and development standards for road widths, lighting, curbing, flag lot access, and other similar standards will be permitted subject to minimum public health and safety requirements, as determined by the Director of Community Development and the City Engineer, and subject to the appropriate landowner agreements.
2. In areas adjacent to the golf course, clustering of residential units shall be permitted pursuant to City Planned Residential Development standards. *Paragraph amended 3/18/98 (Reso. 98-17)*

LEGEND

-  OPEN SPACE
-  RESIDENTIAL (3 DU/AC.)
-  PEDESTRIAN AND OFF-STREET BICYCLE TRAIL
-  PEDESTRIAN TRAIL

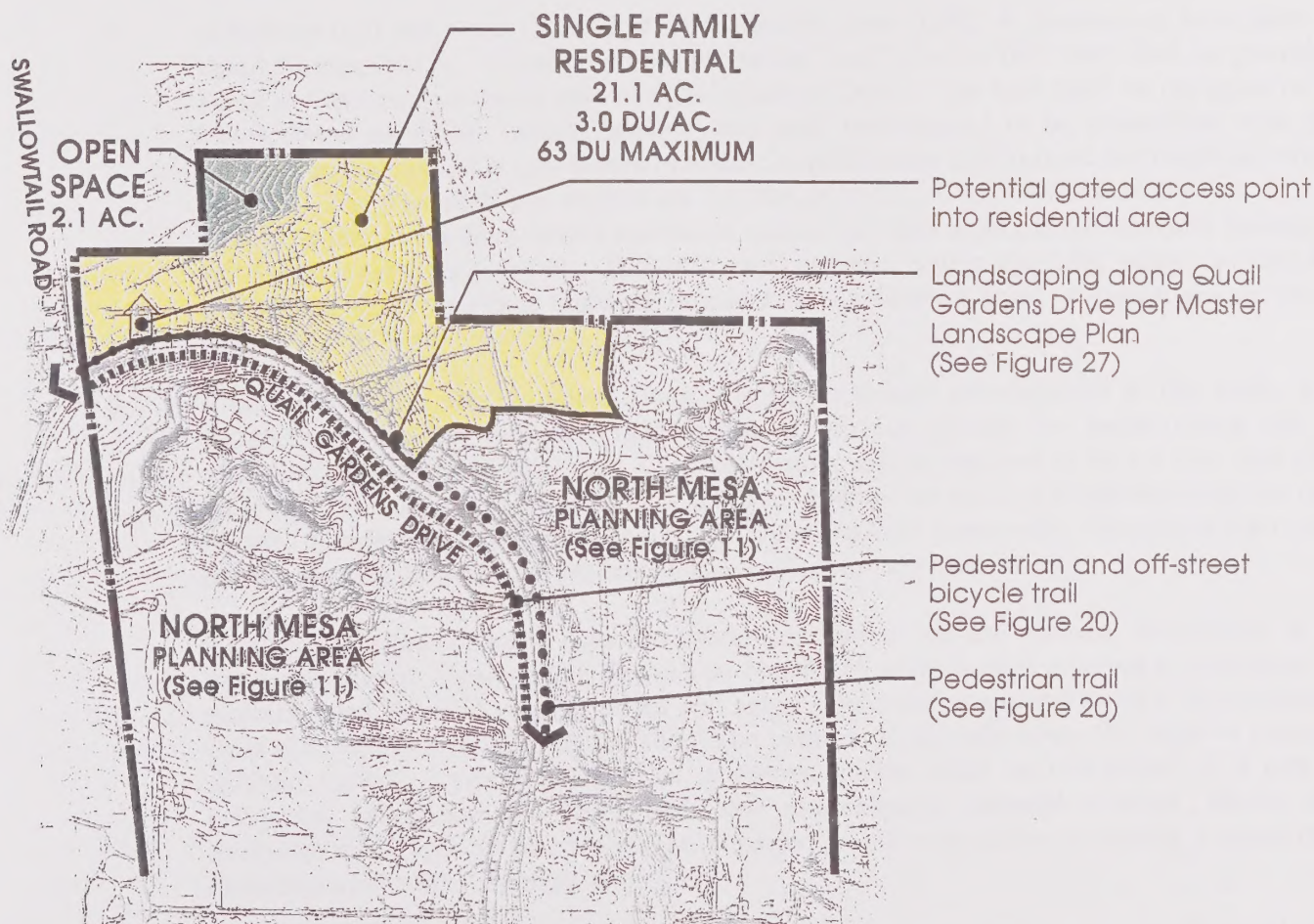


KEY MAP

QUAIL HOLLOW EAST PLANNING AREA

OPEN SPACE
2.1 AC.

SINGLE FAMILY RESIDENTIAL
21.1 AC.
3 DU/ AC.
63 DU MAXIMUM



ENCINITAS RANCH SPECIFIC PLAN
FIGURE 10

This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.

-
3. A maximum of 63 dwelling units may be constructed in this Planing Area, plus additional units pursuant to any allowable density transfer (See Section 6.5). *Paragraph amended 3/18/98 (Reso. 98-17)*
 4. Access into the residential areas within the Quail Hollow East Planning Area shall be provided from Quail Gardens Drive. Entry gates may be allowed subject to any City-wide policy adopted by the City of Encinitas for gated communities and provided that public pedestrian access is available. *Paragraph amended 3/18/98 (Reso. 98-17)*
 5. A thirteen (13) foot wide Landscape Development Zone (LDZ) is planned on both sides of Quail Gardens Drive. A public access recreation "soft" (dirt or DG) trail shall be provided along the east and northeast side of Quail Gardens Drive. The trail shall be designed to be handicapped accessible, where feasible, and shall be designed to be compatible with the adjacent golf course such that fences between the golf course and trail are not required, where feasible. The trail shall not exceed six (6) feet in width. The west and southwest side of Quail Gardens Drive shall have a recreation trail no less than eight (8) feet in width having an AC (asphalt concrete) surface. The trails shall meander within the LDZ while meeting the golf course safety standards and shall terminate at Swallowtail Road. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*
 6. Where the project site boundary abuts existing residential development to the north, it is necessary to provide adequate landscaping to provide privacy for homeowners and to transition between residential uses. New residences will be required to have a rear yard of at least 25 feet in depth and a wall and/or fence to separate the existing properties from the new homes. Landscaping along these property lines should be botanically compatible with plant materials on neighboring properties. *Paragraph amended 3/18/98 (Reso. 98-17)*

This type of edge condition may have three conditions: on-site upslope, downslope, or at-grade conditions. Upslope and downslope conditions shall involve creating a maximum 2:1 manufactured slope of varying width and height. In order to maximize view opportunities, trees shall be clustered and shrubs should be planted sufficiently down the slope to preserve existing views. Vegetation in these landscape buffers shall be comprised of a mix of evergreen and deciduous trees and low maintenance, drought tolerant shrubs and groundcover. Plant materials shall be arranged in informal drifts to convey a quasi-rural character and natural appearance.

7. Landscape buffers shall occur between the single family residential property and natural open space (50-foot-wide buffer, minimum as a building setback from the natural open space). Landscaping shall include a mix of drought tolerant native plant materials, developed in consultation with the California Department of Fish and Game, with limited ornamental species in developed areas. Landscaping should allow views between neighboring uses while separating them as distinct areas. *Paragraph amended 8/23/95 (Reso. 95-91) and 3/18/98 (Reso. 98-17)*

3.3.3 NORTH MESA PLANNING AREA

A. *Descriptive Summary – North Mesa*

The North Mesa Planning Area of Encinitas Ranch is characterized by its isolation from existing development, panoramic views, and canyons and slopes on its boundaries. Development within the Planning Area will be dominated by a public 18-hole golf course and club house and related accessory facilities including a driving range, together with agriculture, open space, the Magdalena Ecke Park, and small enclaves of single family residential units. (See Figure 11, *North Mesa Planning Area.*) Paragraph amended 3/18/98 (Reso. 98-17)

A 10 acre site is zoned for agriculture within the North Mesa Planning Area, a portion of which will be subject to a recorded open space restriction. This site will be used by the Paul Ecke Ranch for a remote facility, including greenhouses to maintain genetic material. Paragraph amended 3/18/98 (Reso. 98-17)

East of the agricultural area will be 6.2 acres of residential development located in a relatively small, isolated area within the North Mesa Planning Area. Clustering of residential uses is encouraged to preserve existing natural open space areas on-site. A total of 18 dwelling units shall be permitted at a maximum density of 3.0 du/ac, plus any additional units pursuant to any allowable density transfer (See Section 6.5). Waivers from typical City Standards in lot shape, road widths, lighting, and related features may be provided under the Design Review, Major Use Permit, Planned Residential Development, and Tentative Map processes. Additionally, a maximum of 40 single family residential units shall be permitted at a maximum density of 5.0 du/ac, plus any additional units pursuant to any allowable density transfer (See Section 6.5), on 8.0 acres, west of Quail Gardens Drive. Visitor serving lodging may be provided on the 8.0 acre parcel in lieu of 40 dwellings, subject to approval of a Major Use Permit. Paragraph amended 3/18/98 (Reso. 98-17)

In addition to the golf course and residential uses planned within the North Mesa Planning Area, approximately 48.8 acres of native vegetative habitat will be preserved within designated open space areas that surround enclaves of the golf course and residential development. Paragraph amended 3/18/98 (Reso. 98-17)

The Magdalena Ecke Park is located within the southern and western portion of the North Mesa Planning Area. It is 29.8 acres and is owned by the County of San Diego. An area in the eastern portion of the Planning Area, surrounded by open space and the golf course, is owned by the Olivenhain Municipal Water District. The “Wanket” reservoir is located within this area. Paragraph added 3/18/98 (Reso. 98-17)

B. *Applicable Zone Standards & Exceptions – North Mesa*

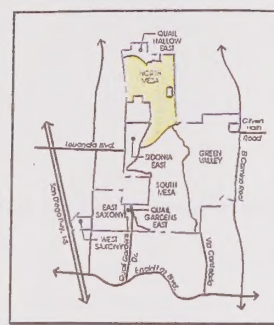
1. Public/Semi-Public Zone

The provisions of Section 6.12 relating to the “P/SP” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply. Paragraph amended 8/23/95 (Reso. 95-91)

LEGEND

	PARK		GOLF COURSE
	OPEN SPACE		PEDESTRIAN AND OFF-STREET BICYCLE TRAIL
	AGRICULTURE		PEDESTRIAN TRAIL
	RESIDENTIAL (5 DU/AC.)		PUBLIC/SEMI-PUBLIC
	RESIDENTIAL (3 DU/AC.)		

QUAIL HOLLOW EAST PLANNING AREA (See Figure 10)



KEY MAP

NORTH MESA PLANNING AREA

OPEN SPACE
48.8 AC.

SINGLE FAMILY RESIDENTIAL
6.2 AC
3 DU/AC
18 DU MAXIMUM

SINGLE FAMILY RESIDENTIAL
8 AC
5 DU/AC
40 DU MAXIMUM

GOLF COURSE
89.5 AC.

AGRICULTURE
10.0 AC.

MAGDALENA ECKE PARK
29.8 AC.

Landscaping along Quail Gardens Drive per Master Landscape Plan (See Figure 27)

Potential access points into residential areas

Pedestrian and off-street bicycle trail (See Figure 20)

Public / Semi-Public (Water Tank Location)

Pedestrian trail (See Figure 20) (Maximum width: 6 feet)

Driving Range

Putting Green

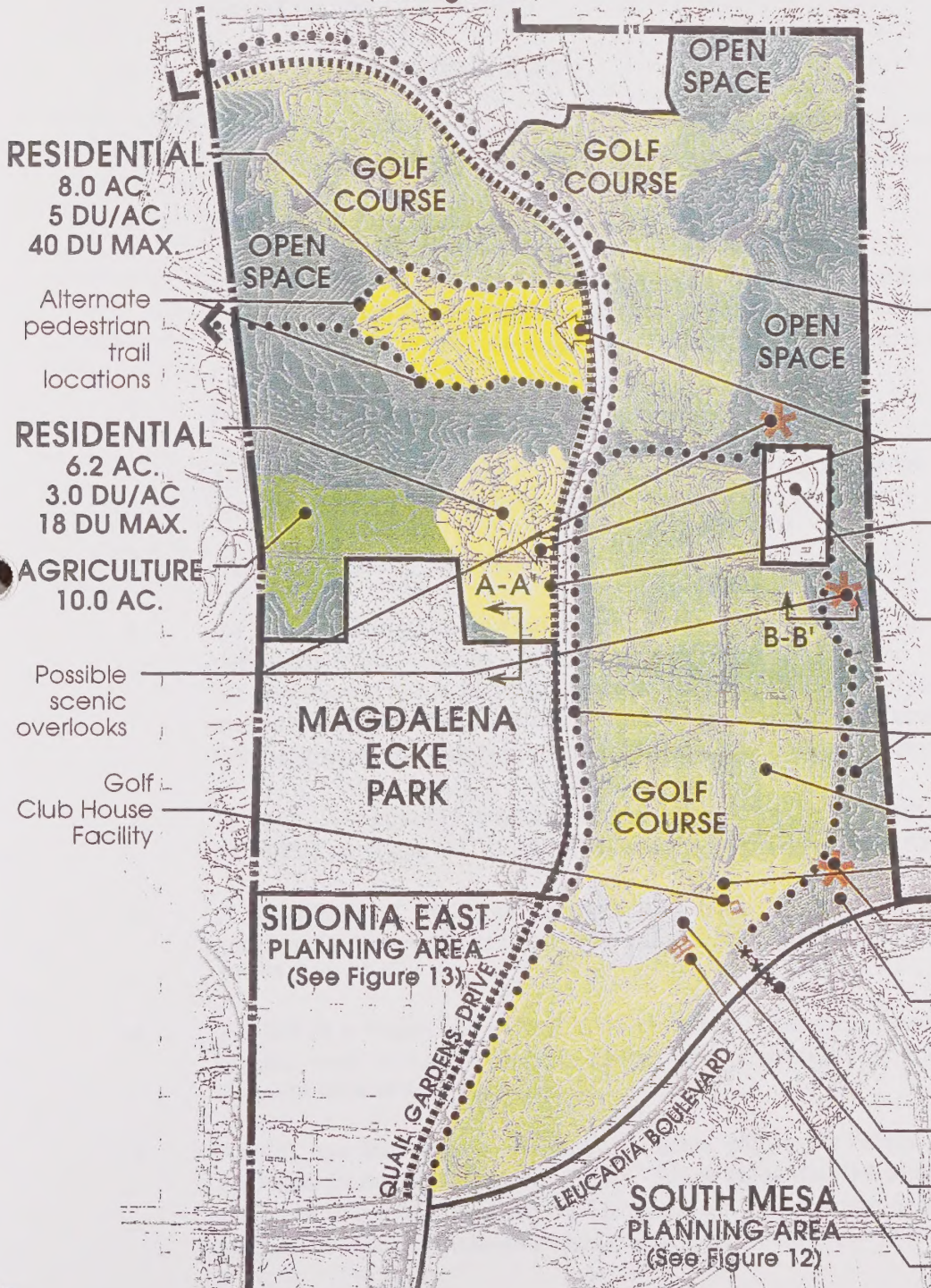
Possible location of scenic overlook

Landscaping along Leucadia Boulevard per Master Landscape Plan (See Figure 27)

Pedestrian/Golf Cart overpass

Parking lot for Golf Cart and Club House

Golf Cart Barn



This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.

ENCINITAS RANCH SPECIFIC PLAN FIGURE 11

2. Open Space Zone

The provisions of Section 6.4 relating to the “OS” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply.

3. Single Family Residential Zone

The provisions of Section 6.5 relating to the “ER-SFR3” and “ER-SFR5” Zones as set forth in the Encinitas Ranch Zoning Ordinance shall apply. *Paragraph amended 3/18/98 (Reso. 98-17)*

4. Park and Recreation Overlay

The provisions of Section 6.3 relating to the Park and Recreation overlay as set forth in the Encinitas Ranch Zoning Ordinance shall apply to areas designated as “P/SP,” “ER-SFR-3,” and “ER-SFR5” Zones. *Paragraph amended 8/23/95 (Reso. 95-91) and 3/18/98 (Reso. 98-17)*

5. Agricultural Zone

The provisions of Section 6.2 relating to the “AG” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply. *Paragraph added 3/18/98 (Reso. 98-17)*

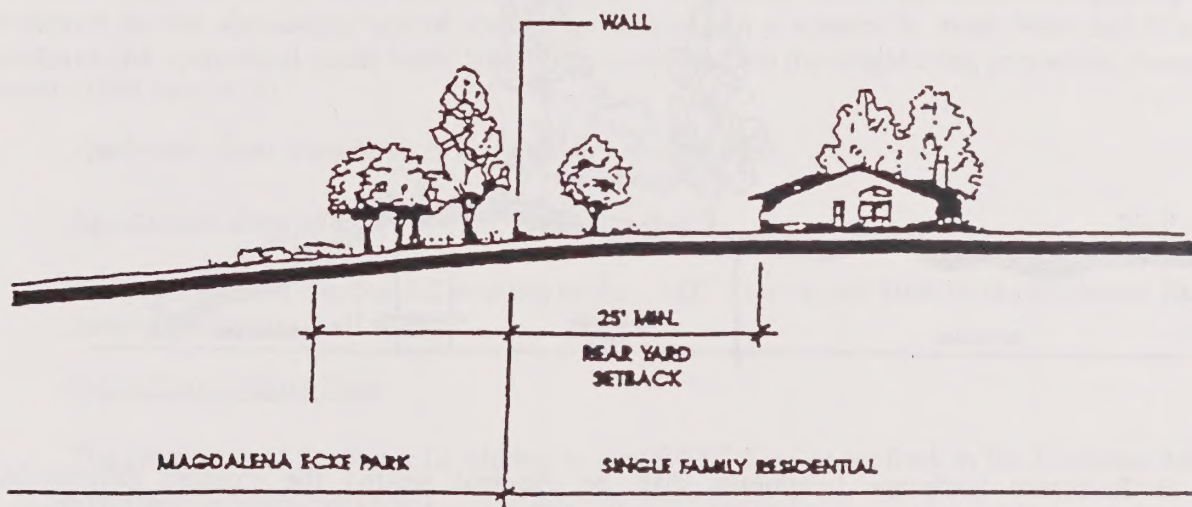
C. ***General Planning Standards – North Mesa***

1. To emphasize and encourage a quasi-rural environment in the North Mesa Planning Area, variations from building and development standards for road widths, lighting, curbing, flag lot access, and other similar standards will be permitted subject to minimum public health and safety requirements, as determined by the Director of Community Development and the City Engineer, and subject to the appropriate landowner agreements.
2. In areas immediately adjacent to the golf course, clustering of residential units shall be permitted pursuant to City Planned Residential Development standards.
3. A maximum of 58 dwelling units may be constructed in this Planning Area, plus any additional units pursuant to any allowable density transfer (See Section 6.5). *Paragraph amended 3/18/98 (Reso. 98-17)*
4. Subject to a major use permit, a hotel or inn is permitted on the parcel zoned “ER-SFR5” located west of Quail Gardens Drive, with a maximum of 150 hotel rooms constructed. *Paragraph amended 3/18/98 (Reso. 98-17)*
5. Access into the various residential clusters within the North Mesa Planning Area shall be provided from Quail Gardens Drive. Entry gates may be allowed subject to any City-wide policy adopted by the City of Encinitas for gated communities and provided that public pedestrian access is available. *Paragraph amended 3/18/98 (Reso. 98-17)*

-
6. A public access recreation trail shall be provided along the eastern edge of the golf course, adjacent to natural open space, north of Leucadia Boulevard. The trail shall be designed to be handicapped accessible, where feasible, and shall connect with a recreation trail that runs parallel to the east side of Quail Gardens Drive, and shall be designed to be compatible with the adjacent golf course such that tall fences between the golf course and trail are not required. The trail shall not exceed six (6) feet in width. *Paragraph amended 8/23/95 (Reso. 95-91), 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*
 7. A thirteen (13) foot wide Landscape Development Zone (LDZ) is planned on both sides of Quail Gardens Drive. A public access recreation "soft" (dirt or DG) trail shall be provided along the east side of Quail Gardens Drive. The trail shall be designed to be handicapped accessible, where feasible, and shall be designed to be compatible with the adjacent golf course such that fences between the golf course and trail are not required, where feasible. The trail shall not exceed six (6) feet in width and shall meander within the LDZ while meeting golf course safety standards. The west side of Quail Gardens Drive shall have a recreation trail no less than eight (8) feet in width having an AC (asphalt concrete) surface. The trail shall meander within the LDZ. *Paragraph added 12/4/96 (Reso. 96-89) and amended 3/18/98 (Reso. 98-17)*
 8. A public access recreation "soft" (dirt or DG) trail shall be constructed to connect the Indian Head Canyon property to the Quail Gardens Drive trail system. The trail shall be located between Magdalena Ecke Park and the northern boundary of the 8.0-acre area zoned ER-SFR5. The specific location of this trail shall be determined at the tentative map stage of development of the North Mesa Planning Area. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*
 9. Reclaimed water shall be utilized on the golf course, as feasible. *Paragraph amended 3/18/98 (Reso. 98-17)*

10. Landscape buffers shall occur between differing land uses and shall include a mix of drought tolerant native plant materials with limited ornamental species. This buffer is intended to provide adequate screening of proposed development which will be located adjacent to recreation and open space areas. *Paragraph amended 3/18/98 (Reso. 98-17)*
- a. Where proposed single family residences abut Magdalena Ecke Park, a minimum twenty-five (25) foot rear yard setback will be required and a minimum forty-two (42) inch high wall shall be constructed at the boundary (see the illustration below). *Paragraph amended 3/18/98 (Reso. 98-17)*

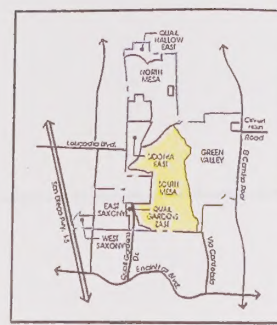
CROSS-SECTION A-A' (see Figure 11 for typical cross-section location)



- b. Landscape buffers shall occur where residential development borders natural open space. In these areas, a twenty-five (25) foot minimum rear yard for single family residential development shall be required to be separated from a thirty (30) foot wide fuel modification zone by a minimum forty-two (42) inch high wall or fence. Plant materials in these transitional zones should require low maintenance and consist of indigenous and drought tolerant species. *Paragraph amended 3/18/98 (Reso. 98-17)*

LEGEND

	GOLF COURSE		RESIDENTIAL (3 DU/AC.)
	RESERVOIR/WATER FEATURE		AGRICULTURE
	PEDESTRIAN AND OFF-STREET BICYCLE TRAIL		SCHOOL SITE
	PEDESTRIAN TRAIL		



KEY MAP

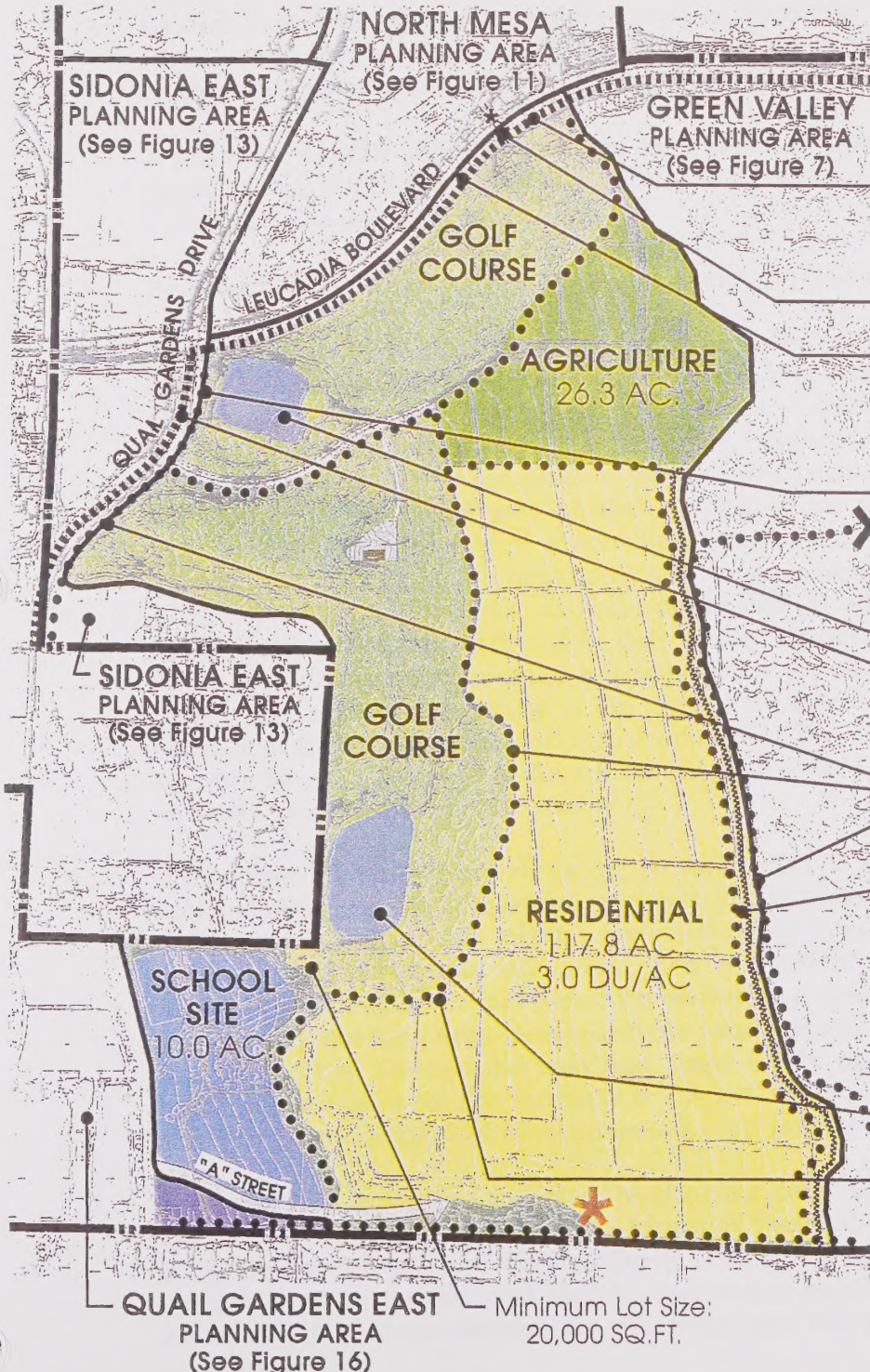
SOUTH MESA PLANNING AREA

GOLF COURSE
82.3 AC.

AGRICULTURE
26.3 AC.

RESIDENTIAL
117.8 AC.
3.0 DU/AC.
353 DU MAXIMUM

SCHOOL SITE
10.0 AC.



- Pedestrian and off-street bicycle trail (See Figure 20)
- Pedestrian/Golf Cart Overpass
- Landscaping along Leucadia Blvd. per Master Landscape Plan (See Figure 27)
- Landscaping along Quail Gardens Drive per Master Landscape Plan (See Figure 27)
- Reservoir/Water feature
- Pedestrian and off-street bicycle trail (See Figure 20)
- Pedestrian trail (See Figure 20)
- Minimum 42" high wall or fence required
- Reservoir/Water feature
- Pedestrian trail will tie into the planned residential street system.



This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.

ENCINITAS RANCH SPECIFIC PLAN FIGURE 12

C. General Planning Standards – South Mesa

1. Access into the South Mesa Planning Area shall be provided via a local access road through the golf course from Quail Gardens Drive and via a roadway connection through the Quail Gardens East Planning Area tentatively known as Street “A”. Entry gates may be allowed subject to any City-wide policy adopted by the City of Encinitas for gated communities and provided that public pedestrian access is available. *Paragraph amended 3/18/98 (Reso. 98-17)*
2. A minimum 42-inch high wall or fence shall be constructed on the property lines of all residential lots which abut either the golf course or the natural open space/bluffs in Green Valley. *Paragraph amended 3/18/98 (Reso. 98-17)*
3. Reclaimed water shall be utilized on the golf course, as feasible.
4. A minimum twenty-five (25) foot wide landscape buffer shall be created along the southern boundary of the Specific Plan Area. The buffer area may contain a slope area, depending on the topography of the area in which the buffer occurs. A public access recreation “soft” (dirt or DG) trail will be constructed within this buffer. The area immediately to the north of the terminus of Rosebay Drive and south of the first row of mature eucalyptus trees on the mesa top depicted in green on Figure 12 shall be planned for open space uses (including the recreation trail) and the row of mature eucalyptus trees shall be preserved, either within finished lots or as a part of the open space area. *Paragraph amended 3/18/98 (Reso. 98-17)*
5. A minimum ten (10) foot wide landscape buffer shall be required between the golf course and agricultural land uses. This buffer shall contain drought tolerant, low maintenance trees, shrubs, and ground covers. Also, a minimum five (5) foot high wall or fence or dense landscaping, shall be constructed at the edge of the agricultural area, in order to prevent intrusion of golfers into designated agricultural areas. The plant materials used in the buffer between the golf course and the agricultural uses should be pest-resistant and disease-resistant. *Paragraph amended 3/18/98 (Reso. 98-17)*
6. A minimum fifty (50) foot wide landscape buffer shall be required between the residential uses on the mesa top and the natural open space/bluffs to the east of the Planning Area. This buffer shall contain drought tolerant, low maintenance trees, shrubs, and ground covers. A recreation trail on existing farm roads shall be provided within this buffer with a trail segment connecting to the trail within the natural open space area and the bluffs within the Green Valley Planning Area. A minimum 42-inch high wall or fence shall be constructed on the property line between the individual single family residential lots and the landscape buffer. Private gates shall be permitted in this wall or fence to allow access from individual single family residential lots. *Paragraph amended 3/18/98 (Reso. 98-17)*
7. A thirteen (13) foot wide Landscape Development Zone (LDZ) is planned on both sides of Quail Gardens Drive. A public access recreation “soft” (dirt or DG) trail shall be provided along the east side of Quail Gardens Drive. The trail shall be designed to be handicapped accessible, where feasible, and shall be designed to be compatible with the adjacent golf course such that fences between the golf course and trail are not required, where feasible.

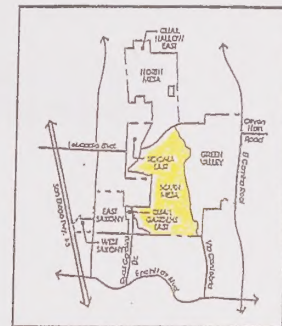
The trail shall not exceed six (6) feet in width and shall meander within the LDZ while meeting golf course safety standards. The west side of Quail Gardens Drive shall have a recreation trail no less than eight (8) feet in width having an AC (asphalt concrete) surface. The trail shall meander within the LDZ. *Paragraph added 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

8. A thirty (30) foot wide LDZ shall be provided on the south side of Leucadia Boulevard and shall include a recreation trail. *Paragraph added 3/18/98 (Reso. 98-17)*
9. A public access recreation ("soft" dirt or DG) trail shall be provided along the western edge of the residential development of the South Mesa Planning Area adjacent to the golf course. The trail shall be designed to be handicapped accessible, where feasible, and shall be designed to be compatible with the adjacent golf course such that fences between the golf course and trail are not required, where feasible. The trail shall not exceed six (6) feet in width and shall meet golf course safety standards. *Paragraph added 3/18/98 (Reso. 98-17)*
10. A minimum 25' wide landscape buffer shall be required between the northern boundary of the residential areas and the agricultural area, with a minimum 5' high wall or fence to be constructed immediately adjacent to the agricultural area. A "soft" recreation trail shall be provided in the landscape area. *Paragraph added 3/18/98 (Reso. 98-17)*
11. The following planning standards shall govern the South Mesa residential area: (See Figure 12A) *Paragraph added 3/18/98 (Reso. 98-17)*
 - a. A Master Tentative Map shall be prepared for the entire South Mesa residential area which shall include a Phasing Plan and a Master Landscape Plan. At the time a subdivision for individual residential building lots for an area is proposed, Design Review of the residences shall be required. Illustrative video or computer visual simulations (three dimensional) of representative streetscenes moving through the subdivision, including key areas publicly visible from the roadways (including major slopes) shall be submitted as part of the Design Review application. *Paragraph added 3/18/98 (Reso. 98-17)*
 - b. A maximum of 353 dwelling units may be constructed in this area, plus an allowance for up to a 5% increase to 370 total number of dwelling units (See Section 6.5). *Paragraph added 3/18/98 (Reso. 98-17)*
 - c. This residential community will be made up of 3 to 5 neighborhoods which will be distinguished by different lot sizes to allow for a variety of home sizes. Lot sizes will range from a minimum of 5,000 square feet to over 8,000 square feet.
 - d. Monumentation and special landscape treatments shall be provided at the South Mesa Planning Area entryways.

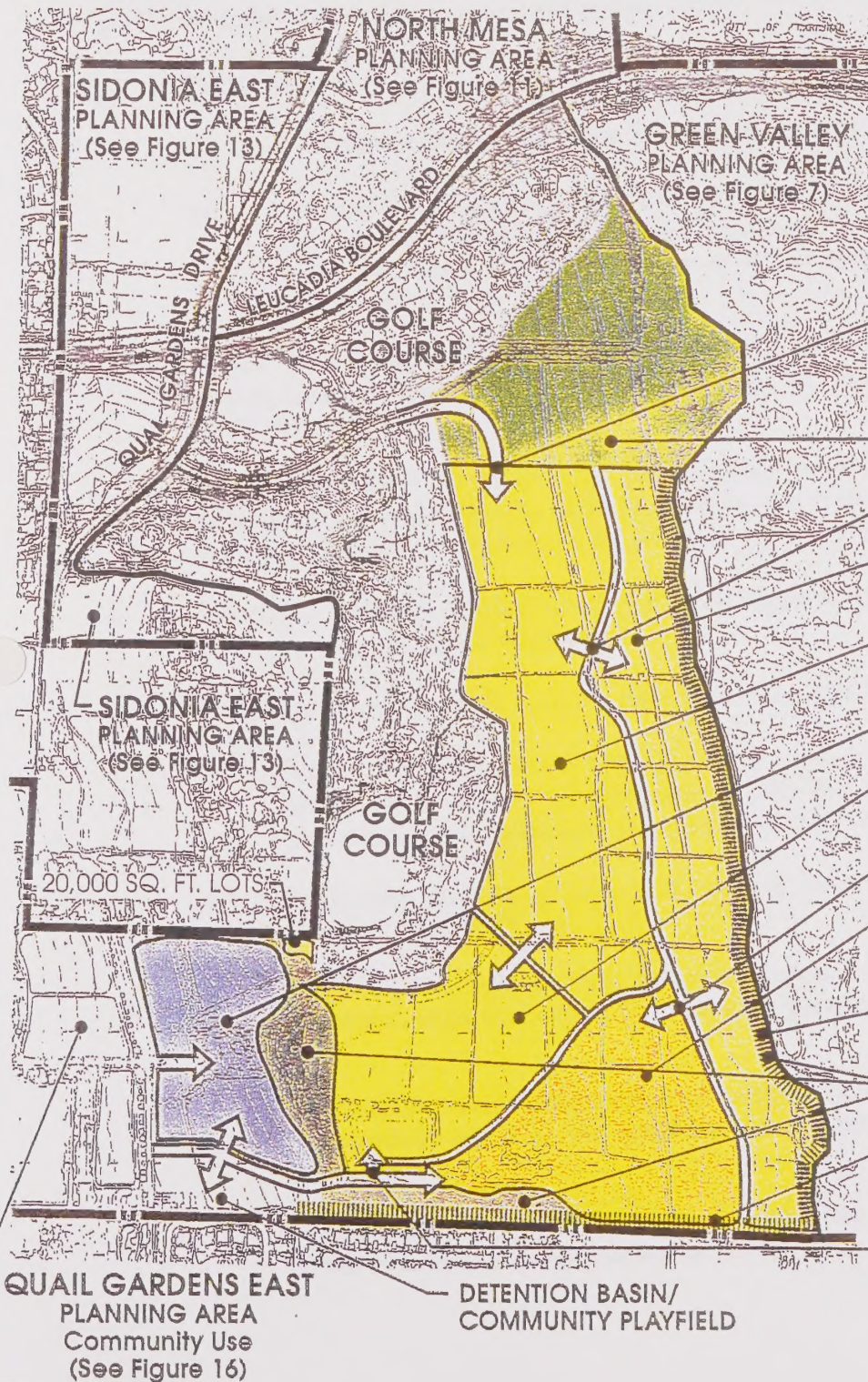
LEGEND

	8000 SQ. FT. LOTS		5000 SQ. FT. LOTS
	7000 SQ. FT. LOTS		AGRICULTURE
	6000 SQ. FT. LOTS		SCHOOL SITE
	MINIMUM LOT SIZE: 20,000 SQ.FT.		OPEN SPACE

SOUTH MESA RESIDENTIAL COMMUNITY



KEY MAP



PUBLIC VEHICULAR ACCESS
(NORTH-SOUTH) SHALL BE
PROVIDED THRU THIS
RESIDENTIAL COMMUNITY

AGRICULTURE

POTENTIAL GATED ACCESS

NEIGHBORHOOD "D"
8000 SQ. FT. LOTS

NEIGHBORHOOD "C"
7000 SQ. FT. LOTS

SCHOOL

NEIGHBORHOOD "B"
6000 SQ. FT. LOTS

POTENTIAL GATED ACCESS

NEIGHBORHOOD "A"
5000 SQ. FT. LOTS

MIN. 50' WIDE BUFFER

OPEN SPACE

MIN. 25' WIDE BUFFER

PUBLIC VEHICULAR ACCESS
(NORTH-SOUTH) SHALL BE
PROVIDED THRU THIS
RESIDENTIAL COMMUNITY

QUAIL GARDENS EAST
PLANNING AREA
Community Use
(See Figure 16)

DETENTION BASIN/
COMMUNITY PLAYFIELD



This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 12A

-
12. The South Mesa residential area shall be planned to create an overall diversity of style, appearance and housing opportunities. Implementation shall occur by incorporating elements such as the following: *Paragraph amended 3/18/98 (Reso. 98-17)*
- a. Street Design.
 - (i) A curvilinear major loop street. *Paragraph added 3/18/98 (Reso. 98-17)*
 - (ii) Landscaped parkways, meandering sidewalks, cul de sac islands (landscape/hardscape), and medians (landscape/hardscape) provided on the major loop street and on secondary or minor streets. *Paragraph added 3/18/98 (Reso. 98-17)*
 - b. Slopes. Undulating slopes (i.e., varying slope gradients from 2:1 to 3:1 slopes) and varying landscape treatments on major slopes to avoid a uniform look. *Paragraph added 3/18/98 (Reso. 98-17)*
 - c. One and Two Story Elements. One and two story homes and/or one and two story elements in all neighborhoods, including first story and second story accessory units in neighborhoods with accessory units. *Paragraph added 3/18/98 (Reso. 98-17)*
 - d. Front Yard Setbacks. Variable front yard setbacks allowing for substantial landscape coverage. *Paragraph added 3/18/98 (Reso. 98-17)*
 - e. Architecture and Materials. *Paragraph added 3/18/98 (Reso. 98-17)*
 - (i) Varied but compatible architectural styles within each neighborhood. One architectural style in a neighborhood with different colors, materials and elevations is not acceptable. *Paragraph added 3/18/98 (Reso. 98-17)*
 - (ii) More than three floor plans with varying elevations in all neighborhoods. *Paragraph added 3/18/98 (Reso. 98-17)*
 - (iii) Architectural features such as bay windows, porte cocheres, porches, balconies, steps, and side and/or rear entry garages. *Paragraph added 3/18/98 (Reso. 98-17)*
 - (iv) Architectural detail/treatment on all building sides visible from public roads, substantially equal to the streetside detail/treatment. *Paragraph added 3/18/98 (Reso. 98-17)*
 - (v) Avoid contiguous repetition of color, floor plans, architectural elevations and materials. *Paragraph added 3/18/98 (Reso. 98-17)*

-
13. A recreation trail shall be constructed along the south side of Leucadia Boulevard from the eastern boundary of the Planning Area to the western boundary of the Planning Area. *Paragraph added 3/18/98 (Reso. 98-17)*
 14. The single family lots located between the elementary school site and the golf course shall be a minimum of 20,000 square feet (see Figure 12). *Paragraph added 3/18/98 (Reso. 98-17)*
 15. The grading and site layout for the elementary school should be designed in a manner to meet State and District guidelines and operational needs while taking into consideration the neighboring properties. *Paragraph added 3/18/98 (Reso. 98-17)*
 16. The slope between the school site and the single-family residential development shall be landscaped with trees, shrubs, and groundcovers to discourage children from playing on the slope. A minimum 42-inch high wall or fence shall be constructed at the top of the slope. *Paragraph added 3/18/98 (Reso. 98-17)*

3.3.5 SIDONIA EAST PLANNING AREA *Paragraph amended 3/18/98 (Reso. 98-17)*

A. Descriptive Summary – Sidonia East

The Sidonia East Planning Area, located on the east side of Sidonia Street in the western portion of the Encinitas Ranch Specific Plan Area, is intended to reflect the detached home character of the existing residential development located to the west of Sidonia Street. The land use in this Planning Area shall be agricultural and residential. The 25.7-acre area located north of Leucadia Boulevard and west of Quail Gardens Drive shall be zoned for agricultural use. No more than 53 homes may be constructed with the 12.4-acre single family residential portion of the Planning Area south of Leucadia Boulevard, plus any additional units pursuant to any allowable density transfer (See Section 6.5); 41 units within an 8.2-acre area west of Quail Gardens Drive, and 12 units within a 4.2-acre area east of Quail Gardens Drive (minimum lot size for units within the 4.2-acre area is 20,000 allowing remaining units available for density transfer). Figure 13 illustrates the proposed configuration of land uses in the Sidonia East Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

B. Applicable Zone Standards & Exceptions – Sidonia East

1. Single Family Residential Zone

The provisions of Section 6.5 relating to the “ER-SFR3” and “ER-SFR5” Zones as set forth in the Encinitas Ranch Zoning Ordinance shall apply. *Paragraph amended 3/18/98 (Reso. 98-17)*

2. Agricultural Zone

The provisions of Section 6.2 relating to the “AG” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply. *Paragraph added 3/18/98 (Reso. 98-17)*

C. General Planning Standards – Sidonia East

1. Once the infrastructure improvements to Leucadia Boulevard and Quail Gardens Drive have been completed, vehicular access into the agricultural area located north of Leucadia Boulevard shall be taken from Quail Gardens Drive. Only emergency vehicular access into the agricultural area may be taken from Sidonia Street. *Paragraph amended 3/18/98 (Reso. 98-17)*
2. Access into the residential development located south of Leucadia Boulevard will be determined at the tentative map stage, but shall not be allowed from Leucadia Boulevard or Sidonia Street. Entry gates may be allowed subject to any City-wide policy adopted by the City of Encinitas for gated communities and provided that public pedestrian access is available. *Paragraph amended 3/18/98 (Reso. 98-17)*
3. The 25.7 acres north of Leucadia Boulevard within the Sidonia East Planning Area shall be preserved for agricultural uses. *Paragraph amended 3/18/98 (Reso. 98-17)*

1. The first part of the report is devoted to a general description of the project and its objectives. It is followed by a detailed description of the methodology used in the study.

2. The second part of the report presents the results of the study. It is divided into two main sections: a description of the data and a description of the results. The data section describes the characteristics of the sample and the variables used in the study. The results section presents the findings of the study, including the main results and the conclusions drawn from them.

3. The third part of the report discusses the implications of the study. It is divided into two main sections: a discussion of the theoretical implications and a discussion of the practical implications. The theoretical implications section discusses the contribution of the study to the existing literature on the topic. The practical implications section discusses the implications of the study for policy and practice.

4. The fourth part of the report is a conclusion. It summarizes the main findings of the study and discusses the limitations of the study. It also provides some suggestions for future research.

5. The fifth part of the report is a bibliography. It lists the references used in the study.

6. The sixth part of the report is an appendix. It contains the data used in the study and the results of the statistical analysis.

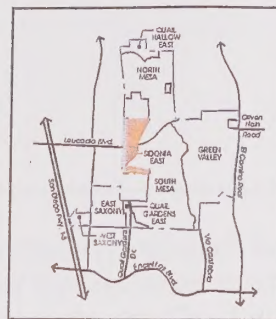
7. The seventh part of the report is a list of figures and tables. It provides a brief description of each figure and table and its location in the report.

8. The eighth part of the report is a list of abbreviations. It provides a brief description of each abbreviation and its meaning.

9. The ninth part of the report is a list of acronyms. It provides a brief description of each acronym and its meaning.

LEGEND

	AGRICULTURE		PEDESTRIAN AND OFF-STREET BICYCLE TRAIL
	RESIDENTIAL (5 DU/AC.)		PEDESTRIAN TRAIL
	RESIDENTIAL (3 DU/AC.)		

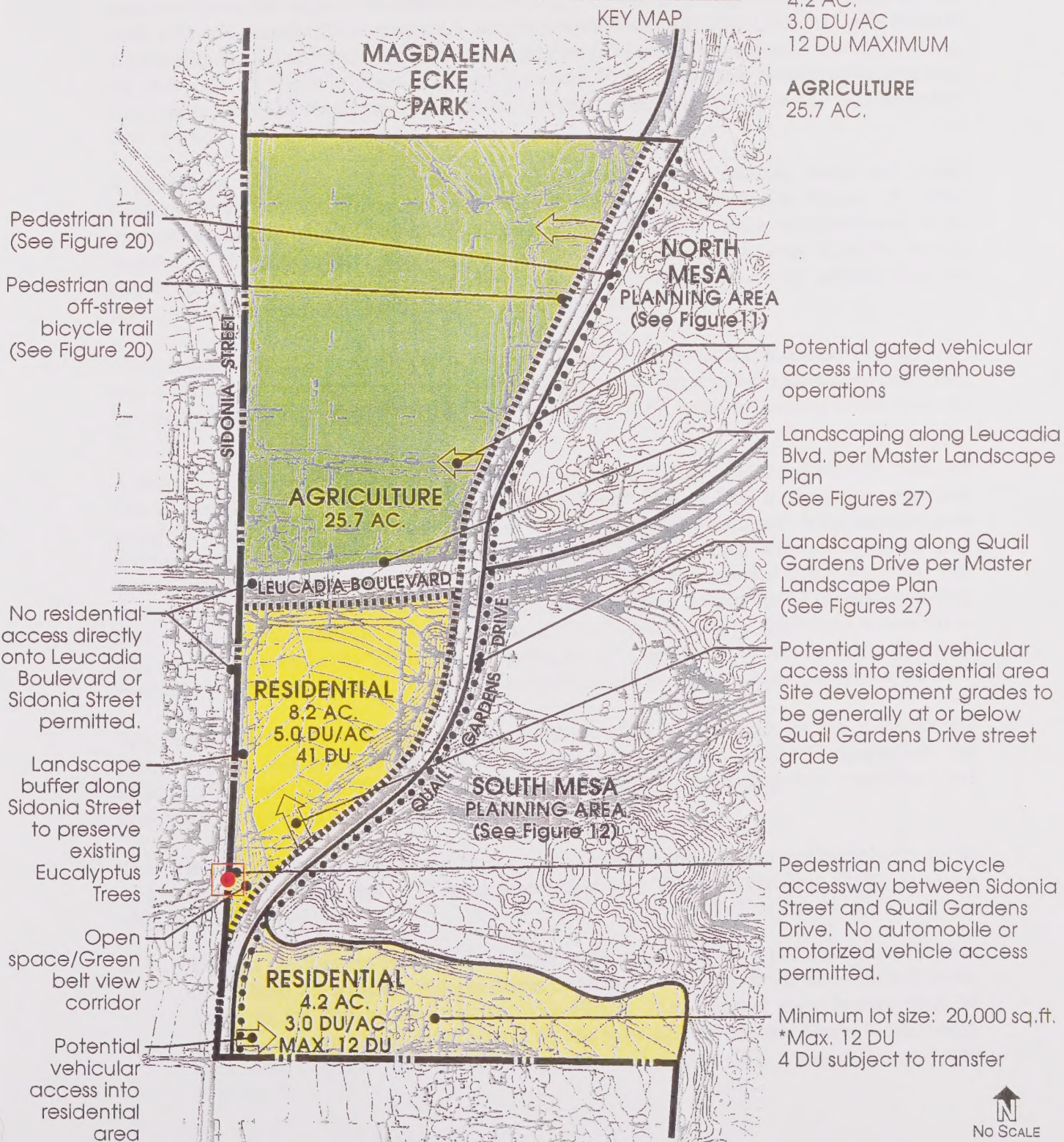


SIDONIA EAST PLANNING AREA

SINGLE FAMILY RESIDENTIAL
8.2 AC,
5.0 DU/AC
41 DU MAXIMUM

4.2 AC,
3.0 DU/AC
12 DU MAXIMUM

AGRICULTURE
25.7 AC.

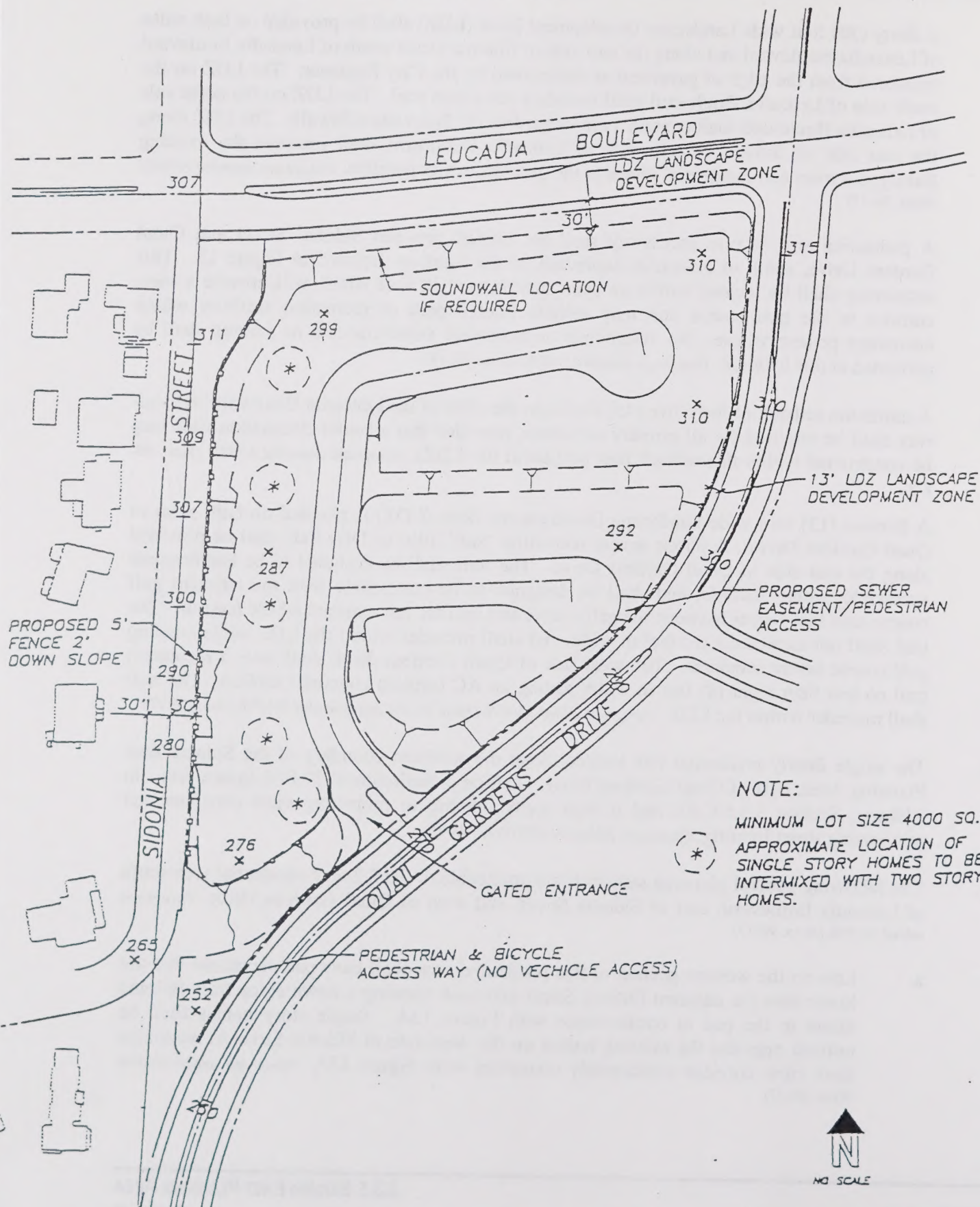


This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.

ENCINITAS RANCH SPECIFIC PLAN FIGURE 13

4. A thirty (30) foot wide Landscape Development Zone (LDZ) shall be provided on both sides of Leucadia Boulevard and along the east side of Sidonia Street south of Leucadia Boulevard measured from the edge of pavement as determined by the City Engineer. The LDZ on the south side of Leucadia Boulevard shall include a recreation trail. The LDZ on the north side of Leucadia Boulevard shall contain a minimum five (5) foot wide sidewalk. The LDZ along the east side of Sidonia Street south of Leucadia Boulevard shall preserve the existing Eucalyptus trees and residential views to the greatest extent possible. *Paragraph amended 3/18/98 (Reso. 98-17)*
5. A pedestrian and bicycle accessway shall be created between Sidonia Street and Quail Gardens Drive, south of Leucadia Boulevard, at the location depicted in Figure 13. This accessway shall be located within an open space/greenbelt area which will provide a view corridor to the golf course and may include limited park or recreation facilities which encourage pedestrian use. No automobile or motorized vehicle access or parking shall be permitted at this location. *Paragraph amended 3/18/98 (Reso. 98-17)*
6. A minimum setback of forty-five (45) feet from the edge of the Leucadia Boulevard right-of-way shall be required for all primary structures, provided that a sound attenuation wall may be constructed within this setback (but outside of the LDZ). *Paragraph amended 3/18/98 (Reso. 98-17)*
7. A thirteen (13) foot wide Landscape Development Zone (LDZ) is planned on both sides of Quail Gardens Drive. A public access recreation "soft" (dirt or DG) trail shall be provided along the east side of Quail Gardens Drive. The trail shall be designed to be handicapped accessible, where feasible, and shall be designed to be compatible with the adjacent golf course such that fences between the golf course and trail are not required where feasible. The trail shall not exceed six (6) feet in width and shall meander within the LDZ while meeting golf course safety standards. The west side of Quail Gardens drive shall have a recreation trail no less than eight (8) feet in width having an AC (asphalt concrete) surface. The trail shall meander within the LDZ. *Paragraph added 12/4/96 (Reso. 96-89) and amended 3/18/98 (Reso. 98-17)*
8. The single family residential lots located along the southern boundary of the Sidonia East Planning Area, east of Quail Gardens Drive, shall be a minimum of 20,000 square feet. In addition, Section 3.3.5.C.9.c and d shall apply relating to protecting view corridors and minimizing street lighting. *Paragraph added 3/18/98 (Reso. 98-17)*
9. The following general planning standards are applicable to the 8.2 acre residential area south of Leucadia Boulevard, east of Sidonia Street, and west of Quail Gardens Drive. *Paragraph added 3/18/98 (Reso. 98-17)*
 - a. Lots on the western portion of this residential area shall have pad elevations that are lower than the adjacent Sidonia Street elevation creating a down slope from Sidonia Street to the pad in conformance with Figure 13A. Single story homes shall be utilized opposite the existing homes on the west side of Sidonia Street to maximize their view corridor substantially consistent with Figure 13A. *Paragraph added 3/18/98 (Reso. 98-17)*

- FIGURE 13A
**SIDONIA EAST CONCEPTUAL
 GRADING PLAN, ENCINITAS RANCH**
 CITY OF ENCINITAS, CALIFORNIA



-
- b. No lots shall front or take access to Sidonia Street south of Leucadia Boulevard and this section of Sidonia Street shall not be widened, allowing the existing eucalyptus trees and semi-rural atmosphere of the surrounding neighborhood to remain. The 30' LDZ area east of Sidonia which contains the existing eucalyptus trees shall be left at the existing grade. The downslope 30' east of Sidonia Street shall allow a wall located two feet below the top of the slope at a maximum height of 5' and not exceeding 3' above the top of the slope. Vegetation west of the wall (excluding the existing eucalyptus trees) within the LDZ shall be maintained by the public landscape and lighting district at a height not exceeding 3' above the top of the slope. *Paragraph added 3/18/98 (Reso. 98-17)*
 - c. The Tentative Map Approval and Design Review process for this residential area shall include an analysis to assure that the existing homes on the west side of Sidonia Street south of Leucadia Boulevard will have view corridors to the east, with distant views of the golf course. *Paragraph added 3/18/98 (Reso. 98-17)*
 - d. Street lighting in this residential area shall be low profile residential lighting to minimize the impact to the residential neighborhood to the west. *Paragraph added 3/18/98 (Reso. 98-17)*
10. Reclaimed water shall be utilized in the agricultural areas as feasible. *Paragraph added 3/18/98 (Reso. 98-17)*

3.3.6 EAST SAXONY PLANNING AREA *Paragraph amended 3/18/98 (Reso. 98-17)*

A. Descriptive Summary – East Saxony

The Land Use Plan (see Figure 14) assumes that the existing agricultural/greenhouse operations will continue in their present location within the East Saxony Planning Area. The 68.6-acre site will be designated for agricultural uses, and no public street will be extended through the East Saxony Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

B. Applicable Zone Standards & Exceptions – East Saxony

1. Agricultural Zone

The provisions of Section 6.2 relating to the “AG” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply. *Paragraph amended 3/18/98 (Reso. 98-17)*

C. General Planning Standards – East Saxony

The following standards shall apply: *Paragraph amended 3/18/98 (Reso. 98-17)*

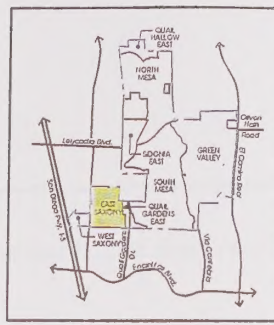
1. Access into the Planning Area shall be provided from Saxony Road and Quail Gardens Drive. *Paragraph amended 3/18/98 (Reso. 98-17)*
2. Street lighting adjacent to the East Saxony Planning Area may be modified to minimize light onto adjacent agricultural areas. *Paragraph added 3/18/98 (Reso. 98-17)*
3. Reclaimed water shall be utilized in the agricultural areas as feasible. *Paragraph added 3/18/98 (Reso. 98-17)*

LEGEND

 AGRICULTURE

EAST SAXONY PLANNING AREA

AGRICULTURE
68.0 AC.



KEY MAP



ENCINITAS RANCH SPECIFIC PLAN FIGURE 14

This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.

3.3.7 WEST SAXONY PLANNING AREA *Paragraph amended 3/18/98 (Reso. 98-17)*

A. Descriptive Summary – West Saxony

Because of the adjacent community serving facilities and Circulation Element Roads (including Interstate 5 and Saxony Road), development of the 13.0-acre West Saxony Planning Area with complementary community serving uses (including medical or church uses) and multi-family residential uses is preferred. Figure 15 depicts the West Saxony Planning Area. The property will develop with a mix of residential and offices uses. Construction of a maximum of 162 multi-family dwellings are permitted on 8.1 acres (however, the City of Encinitas has approved construction of a project consisting of 138 multi-family dwellings on the 8.1-acre site), with the remaining 4.9 acres within the Planning Area to be developed with up to 25,000 square feet of medical/office and office uses and limited retail uses. *Paragraph amended 3/18/98 (Reso. 98-17)*

B. Applicable Zone Standards & Exceptions – West Saxony

Mixed-Use Zone *Paragraph amended 3/18/98 (Reso. 98-17)*

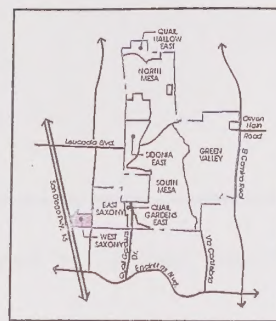
The uses permitted in Section 6.8 relating to the “ER-MU2” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply.

C. General Planning Standards – West Saxony

1. No residential units shall be located within two hundred (200) feet of the Interstate 5 right-of-way. *Paragraph amended 3/18/98 (Reso. 98-17)*
2. A minimum twenty (20) foot building setback is required from the edge of the Interstate 5 right-of-way for non-residential uses. *Paragraph amended 3/18/98 (Reso. 98-17)*
3. To the maximum extent possible, residential units shall be located to minimize the influence of the recreational facility located off-site to the south of the West Saxony Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*
4. Limited retail uses shall be permitted within this Planning Area. Office, retail and medical/office uses shall not exceed 25,000 square feet on a maximum of 4.9 acres. In addition, a maximum of 162 dwelling units are permitted for construction on 8.1 acres at a maximum density of 20 DU/AC (however, the City of Encinitas has approved construction of a project consisting of 138 multi-family dwellings on the 8.1-acre site. *Paragraph amended 3/18/98 (Reso. 98-17)*
5. In the West Saxony Planning Area, the following development standards shall apply for projects which include residential and commercial or office uses on the same site: *Paragraph amended 3/18/98 (Reso. 98-17)*
 - a. Residential uses shall be provided in separate structures from commercial and office uses. Commercial and office uses may be mixed within the same building.

LEGEND

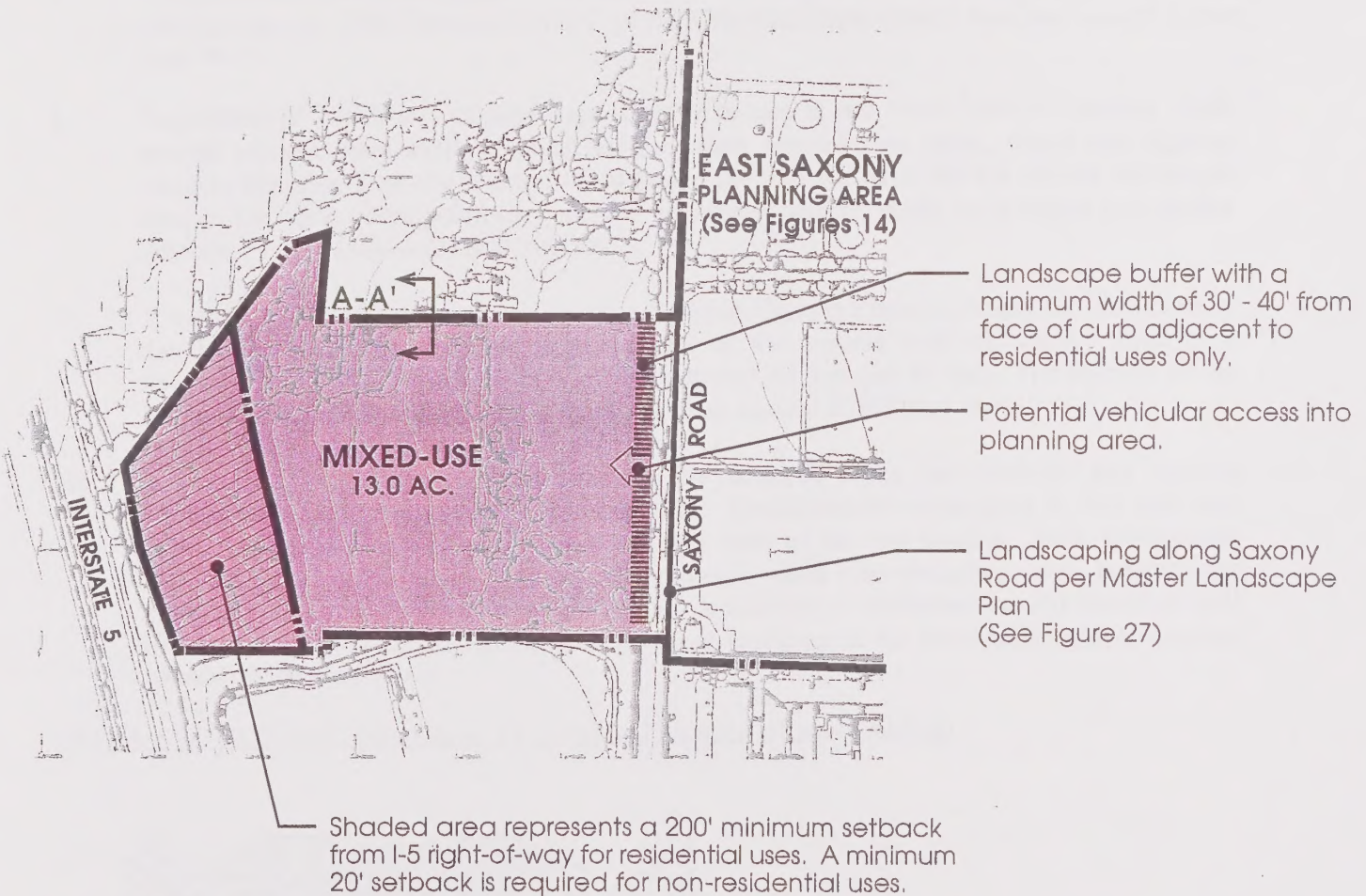
-  MIXED-USE
-  LANDSCAPE BUFFER (30'-40' Min. Width)
-  200' MIN. SETBACK



KEY MAP

WEST SAXONY PLANNING AREA

MIXED USE
13.0 AC.

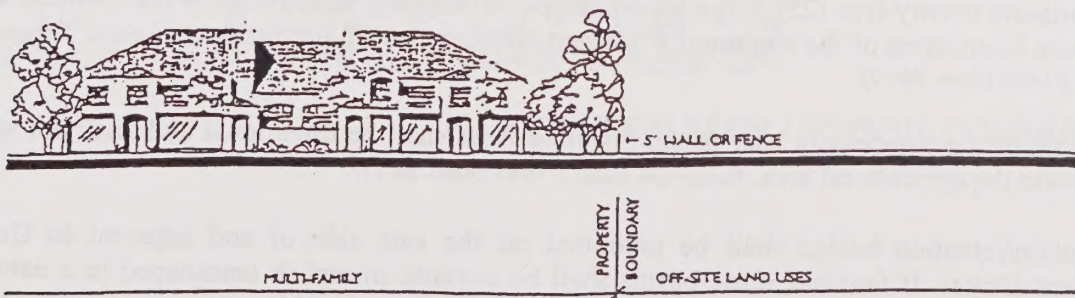


This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 15

- b. Residential structures shall be located no closer than twenty (20) feet to any commercial or office structure.
6. Design standards for office, medical and commercial buildings shall be of a residential/garden style design to ensure compatibility with existing residential uses to the north. *Paragraph amended 3/18/98 (Reso. 98-17)*
7. Commercial/office buildings shall be required to incorporate solar design features as practical and appropriate. (See Section 20.010.C of the City Municipal Code.) *Paragraph amended 3/18/98 (Reso. 98-17)*
8. Regardless of which mix of land uses actually occurs in the West Saxony Planning Area, special consideration shall be given to mitigating any adverse noise, visual and lighting impacts resulting from the relationship between the planned uses and the off-site residential uses to the north. Mitigation may include landscape buffers, walls, earth berms and similar devices. *Paragraph amended 3/18/98 (Reso. 98-17)*
9. If multi-family uses are constructed within the West Saxony Planning Areas, the multi-family development shall be separated from the face of the western curb on Saxony Road by a landscape buffer with a minimum width of between 30 feet and 40 feet. The purpose of the buffer is to screen the multi-family units. *Paragraph amended 3/18/98 (Reso. 98-17)*
10. A buffer/screen landscape treatment shall be required along the northern and western boundaries of the West Saxony Planning Area. Buffer/screen landscaping in this area will consist of dense plantings of shrubs, vines and trees of varying heights. Such landscaping should be designed to discourage human intrusion, while also obscuring views between the adjoining uses year-round, as depicted below. In addition, a minimum five (5) foot high wall or fence shall be erected at the project boundary as shown in the illustration below. *Paragraph amended 3/18/98 (Reso. 98-17)*

CROSS-SECTION A-A' (see Figure 15 for typical location of cross-section)



3.3.8 QUAIL GARDENS EAST PLANNING AREA

A. *Descriptive Summary – Quail Gardens East*

Approximately 12.8 acres of community-oriented uses are planned within the Quail Gardens East Planning Area (see Figure 16), along the east and west sides of Quail Gardens Drive. Possible uses for this area include museums, theaters, a library, cultural facilities, and recreational uses. The identification of uses will be determined through a process designed and implemented by the City of Encinitas. The grading and site layout for the Community Use area should be designed in a manner sensitive to the neighboring properties. This area will also include storm water detention/retention basins located on the east side of Quail Gardens Drive. *Paragraph amended 3/18/98 (Reso. 98-17)*

B. *Applicable Zone Standards & Exceptions – Quail Gardens East*

1. Public/Semi-Public Zone

The provisions of Section 6.12 relating to the “P/SP” Zone as set forth in the Encinitas Ranch Zoning Ordinance shall apply. *Paragraph amended 8/23/95 (Reso. 95-91)*

2. Park and Recreation Overlay *Paragraph amended 3/18/98 (Reso. 98-17)*

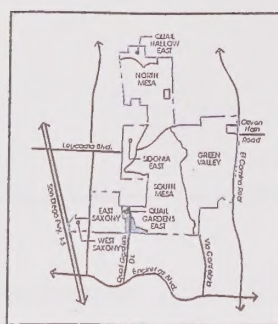
The provisions of Section 6.3 relating to the Park and Recreation overlay as set forth in the Encinitas Ranch Zoning Ordinance shall apply to areas designated as “P/SP” Zone. *Paragraph amended 8/23/95 (Reso. 95-91)*

C. *General Planning Standards – Quail Gardens East*

1. A minimum ten (10) foot wide buffer shall be provided along the western boundary of the community use area west of Quail Gardens Drive as a buffer between the adjacent agricultural uses. The buffer may be within the 2:1 slope separating the community and agricultural use areas. *Paragraph added 3/18/98 (Reso. 98-17)*
2. A minimum twenty-five (25) foot wide landscape buffer shall be provided at the northern and southern boundaries of the community use area, adjacent to off-site residential uses. *Paragraph added 3/18/98 (Reso. 98-17)*
3. Lighting of the community uses in the Planning Area shall be directional and shall not spill over onto the agricultural area. *Paragraph added 3/18/98 (Reso. 98-17)*
4. Detention/retention basins shall be permitted on the east side of and adjacent to Quail Gardens Drive. If feasible, these basins shall be covered in turf or landscaped in a natural appearance which would allow for maintenance and limited public use as open space or recreational purposes. If this is not possible because of engineering-related constraints, then the basins shall be screened from ground level views from Quail Gardens Drive by the judicious planting of trees and shrubs. *Paragraph amended 3/18/98 (Reso. 98-17)*

LEGEND

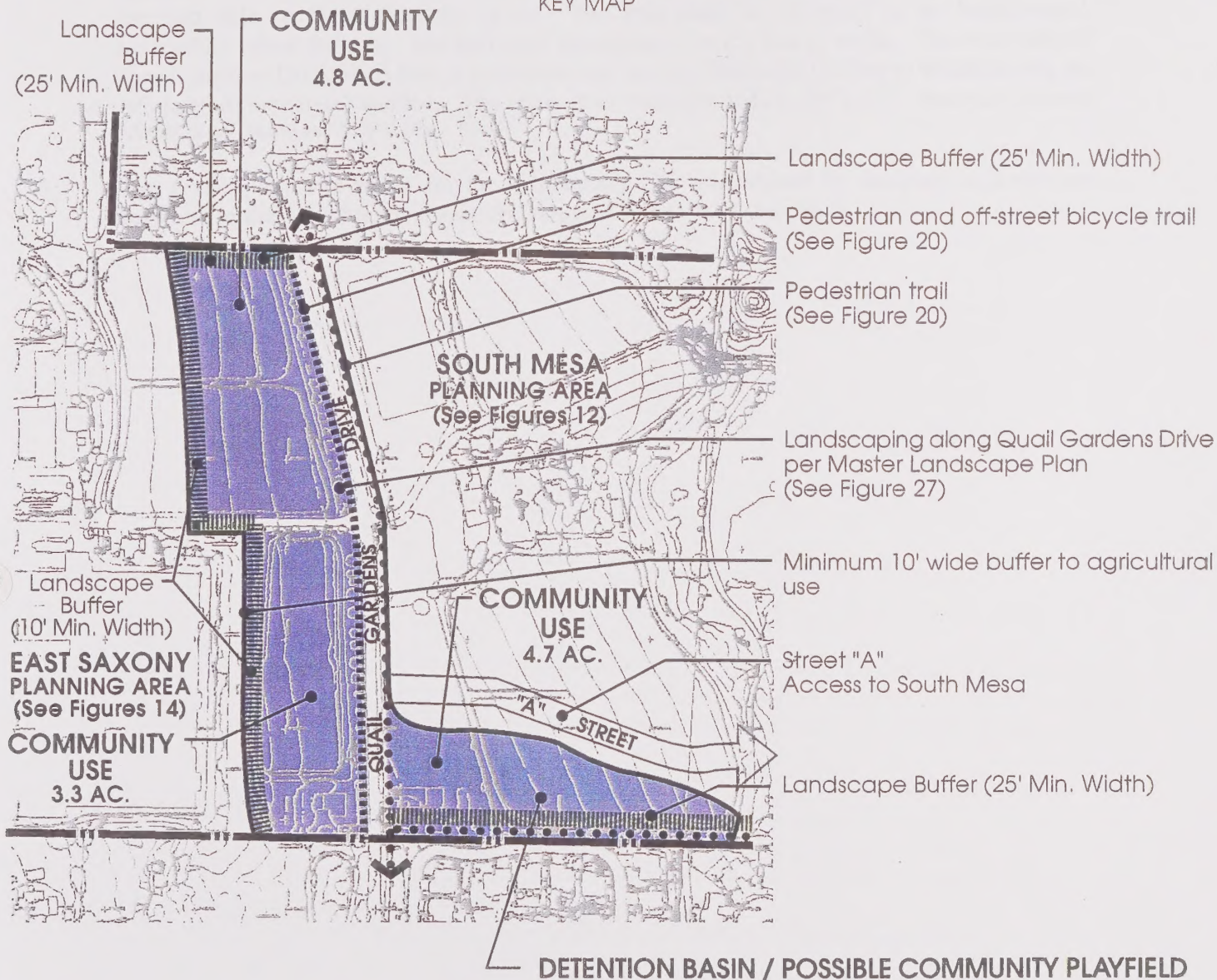
-  COMMUNITY USE
-  PEDESTRIAN AND OFF-STREET BICYCLE TRAIL
-  PEDESTRIAN TRAIL
-  LANDSCAPE BUFFER (25' Min. Width)



KEY MAP

QUAIL GARDENS EAST PLANNING AREA

COMMUNITY USE
12.8 AC.



ENCINITAS RANCH SPECIFIC PLAN FIGURE 16

This exhibit is provided for illustrative purposes only. Actual design of each parcel including ingress, egress, internal circulation, exact parcel size and configuration, etc., will be determined at the Tentative Map stage.



-
5. A thirteen (13) foot Landscape Development Zone (LDZ) is planned on both sides of Quail Gardens Drive. A public access recreation "soft" (dirt or DG) trail shall be provided along the east side of Quail Gardens Drive. The trail shall be designed to be handicapped accessible, where feasible. The trail shall not exceed five (5) feet in width. The west side of Quail Gardens Drive shall have a recreation trail no less than eight (8) feet in width having an AC (asphalt concrete) surface. The trails shall meander within the LDZ. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*
 6. The grading and site layout for the Community Use area should be designed in a manner sensitive to the neighboring properties. *Paragraph added 3/18/98 (Reso. 98-17)*

3.4 GREENBELT MITIGATION PROGRAM *Paragraph amended 3/18/98 (Reso. 98-17)*

3.4.1 LANDSCAPING ZONES *Paragraph amended 3/18/98 (Reso. 98-17)*

Landscaping is a critical element in the design of the greenbelt area located adjacent to the west side of El Camino Real in the Green Valley Planning Area. Portions of the drainage channel planned adjacent to El Camino Real and the surrounding greenbelt shall restore existing riparian habitat, while establishing additional riparian vegetation. A mitigation program shall be prepared and submitted to the City for approval concurrently with the first Tentative Map(s) for development in Green Valley. The goals of the project mitigation include the realignment and revegetation of portion of Encinitas Creek and its on-site tributary to:

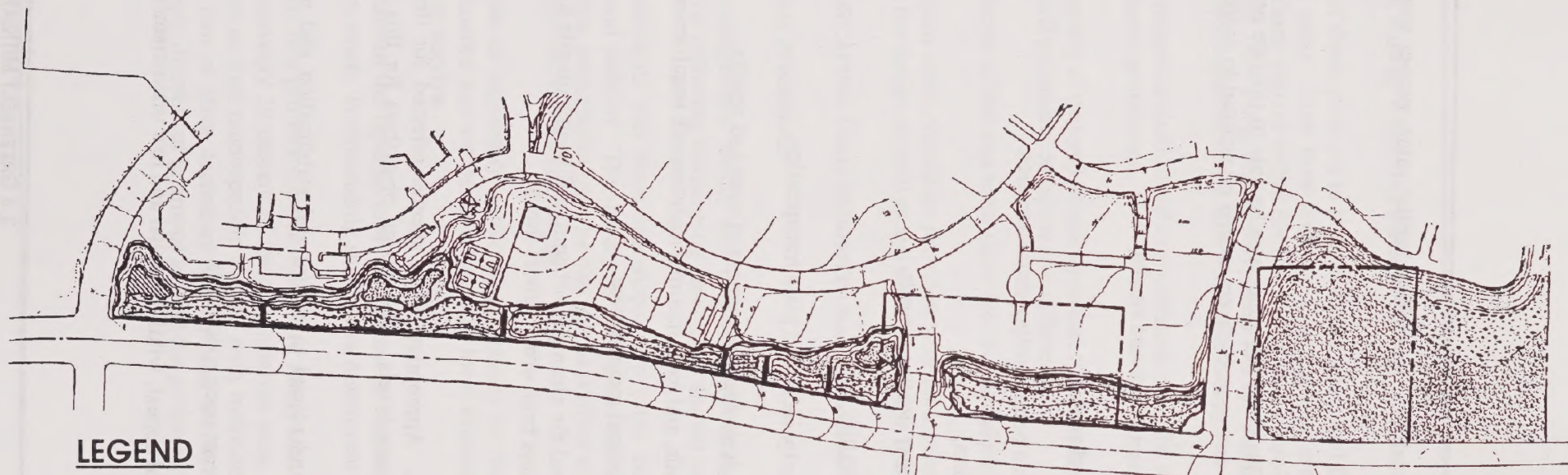
- Eliminate the hazards associated with the flooding of El Camino Real and adjacent planned and existing development during the 100-year storm;
- Reduced siltation of the water course that results from adjoining agricultural operations on the project site;
- Reduce runoff of urban pollutants into Encinitas Creek and its tributary that ultimately flow into Batiquitos Lagoon; and
- Accommodate planned roadways and commercial and mixed-use development within Green Valley.

The mitigation program will result in the reconfiguration and reconstruction of the drainage swale that parallels the western side of El Camino Real, as well as the revegetation of the swale with native riparian and wetland plant species. At a minimum, the mitigation program shall contain the following:

- A plan indicating the locations and configurations of the riparian areas to be preserved, restored, or created that is in substantial conformance with Figure 17, *Greenbelt Mitigation Plan*. *Paragraph amended 3/18/98 (Reso. 98-17)*
- A detailed list of all plant materials and appropriate species mix.
- A detailed landscape plan and, if appropriate, an irrigation plan.
- A maintenance and monitoring program.

For landscaping purposes, the riparian area is divided into two zones based upon differences in soil moisture content and frequency of inundation. These zones are: 1) the Riparian and Floodplain Zone which contains fresh water marsh, southern willow scrub, and mulefat scrub vegetation; and 2) Upland Transitional Zone which consists of plant species typically found in drier and upland areas. Still another type of landscaping will be necessary for the urban runoff cleansing basins. The

GREENBELT MITIGATION PLAN



LEGEND

	PRESERVED RIPARIAN HABITAT	6.7 AC.		DROP STRUCTURES	
	RIPARIAN VEGETATION (Includes Urban run-off cleansing vegetation)	4.2 AC.		URBAN RUN-OFF CLEANSING BASIN FOR ON-SITE MITIGATION (Includes Urban run-off cleansing vegetation)	
	SEDIMENTATION BASIN (For off-site sediment)			UPLAND TRANSITIONAL ZONE (Includes Urban run-off cleansing vegetation)	9.0 AC.
				FLOW LINE	
				TOTAL	19.9 AC.



NO SCALE

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 17

following guidelines will ensure vegetation stability, appropriate habitat value, proper maintenance, and attractiveness.

A. *Riparian and Floodplain Zone*

This zone is subject to periodic inundation. Plants in this zone must be able to tolerate periodic wet soil conditions. A selection of trees, shrubs, and ground covers should be utilized to accomplish the following:

1. Stabilize the floor and fringe of the basin to prevent erosion.
2. Filter urban runoff to help cleanse discharge.
3. Reduce local water velocities to induce better settling characteristics.
4. Bind sediments to prevent resuspension.
5. Conceal and trap trash, debris, and other floating objects.
6. Create cover, habitat, and food for wildlife.
7. Keep the soils of the basin floor drier by increased plant transpiration.
8. Break up engineered contours through strategic placement of trees and shrubs.
9. Tolerate exposure and compacted soils, and have minimal maintenance requirements.
10. Establish vegetation that requires minimal maintenance.
11. Allows the sediment control basin and the cleansing/urban runoff basins on-site to effectively remove sediments and urban pollutants from urban runoff flows.

B. *Upland Transitional Zone*

Plants in this zone are seldom inundated. Appropriate plant species selected for this zone will depend on local soil conditions and exposure levels. The design objectives for this zone are as follows:

1. Plant materials shall be selected and placed to ensure soil stabilization and urban runoff filtration and cleansing.
2. Plants should not conflict with adjacent open space uses.
3. The design should provide for visual appeal, wildlife habitat and low maintenance.

C. *Urban Runoff Cleansing Basins*

The purpose of these areas are to trap pollutants generated from urban runoff, especially during early season initial rains. Low flow drainage from parking areas are collected and diverted into these basins. Pollutants remain within the basin areas and percolate or are consumed by specialized plant materials. High flow storm drainage bypasses this system and is not processed. The planting scheme for the basin areas shall meet the following objectives:

1. Plant materials shall be able to withstand periodic saturation of root zone, as well as survive occasional submersion.
2. The variety of material (mainly grasses) function in the uptake, filtration, and/or consumption of runoff pollutants, nutrients and sediments.
3. The design of the area must allow for occasional maintenance.
4. The basin areas should be provided with an aesthetic blend of appropriate plantings which fulfill the design objectives and create transition into adjacent zones.

3.4.2 LANDSCAPING REQUIREMENTS *Paragraph amended 3/18/98 (Reso. 98-17)*

A. *Planting Procedures*

Stormwater management basins and channels are often a harsh environment for establishing vegetation. The following landscaping procedures should be utilized to enhance survival rates.

1. Embankments and basin side-slopes are often compacted during construction to ensure structural stability. The density of compacted soils prevents extensive root penetration and, therefore, larger holes must be dug and backfilled with uncompacted soil to accommodate the root systems of trees and shrubs.
2. The use of regionally native plant species is recommended. These plants require less maintenance and are better adapted to local climate and soil conditions, and are thus more likely to survive.
3. To establish the riparian area, live plants or dormant rhizomes should be transplanted from nursery stock. Hydroseeding shall occur concurrent with completion of planting.
4. At least two primary species which are hardy and rapid colonizers should be planted over approximately 30 percent of the total riparian area. Each primary species should be planted in three or four monospecific stands, with individual plants spaced two to three feet apart. Next, two or three secondary species that are not as aggressive in colonizing, should be randomly distributed in groups around the perimeter of the wetland.

-
5. Since the basin will be fully exposed for a number of years after construction, plant species that require shade or are susceptible to weather conditions such as wind damage, should be avoided except where protected.
 6. Extra maintenance including watering, support, fertilizing, mulching, weed suppression, selective thinning, etc. is required in the first few years to ensure plant stability.
 7. A temporary irrigation system shall be fully functional prior to planting and utilized until all plants are established.

B. *Planting Palette*

A detailed planting palette shall be established and incorporated into the Greenbelt Mitigation Plan as part of the mitigation plan for Green Valley. The planting palette shall consist almost exclusively of native and drought tolerant plant materials, except in those areas within the drainage channel that will be wet for most or part of the year. These areas should be planted with riparian and/or wetland vegetation, as appropriate.

3.4.3 DEVELOPMENT IN AREAS OF SENSITIVE VEGETATION *Paragraph amended 3/18/98 (Reso. 98-17)*

To the extent applicable, all new development within the Encinitas Ranch Specific Plan Area shall be designed to be consistent with multi-species and multi-habitat preservation goals and requirements as established in the statewide Natural Communities Conservation Planning (NCCP) Act and shall comply with the City of Encinitas MHCP Interim Habitat Loss Permit Process, or shall obtain an incidental take permit under Section 4d, Section 7 or Section 10a of the Endangered Species Act as applicable. Compliance with these goals and requirements shall be implemented in consultation with the United States Fish and Wildlife Service and California Department of Fish and Game. *Paragraph added 8/23/95 (Reso. 95-91)*

4.0 CIRCULATION PLANS

4.1 DESCRIPTION OF CIRCULATION PLANS

On-site circulation within the Encinitas Ranch Specific Plan Area will be achieved through a well integrated system of local roads. The Circulation Plan (see Figure 18) shows only conceptual roadway widths and alignments for Circulation Element Roads within the project site. The exact right-of-way widths and alignments of these roads will be determined at the Tentative Map level.

Paragraph amended 3/18/98 (Reso. 98-17)

4.1.1 LEUCADIA BOULEVARD IMPROVEMENTS

Primary access to the project site is currently available via Leucadia Boulevard, an existing two-lane street which connects with I-5 via an interchange located approximately eight tenths of a mile west of the Encinitas Ranch property. In accordance with the Encinitas General Plan, Leucadia Boulevard will be extended eastward across the project site to El Camino Real, where it will intersect with Olivenhain Road. The Circulation Plan shows the planned alignment for Leucadia Boulevard through the project site (see Figures 18). The Encinitas Ranch project will pay its fair-share of the improvements associated with Leucadia Boulevard. *Paragraph amended 3/18/98 (Reso. 98-17)*

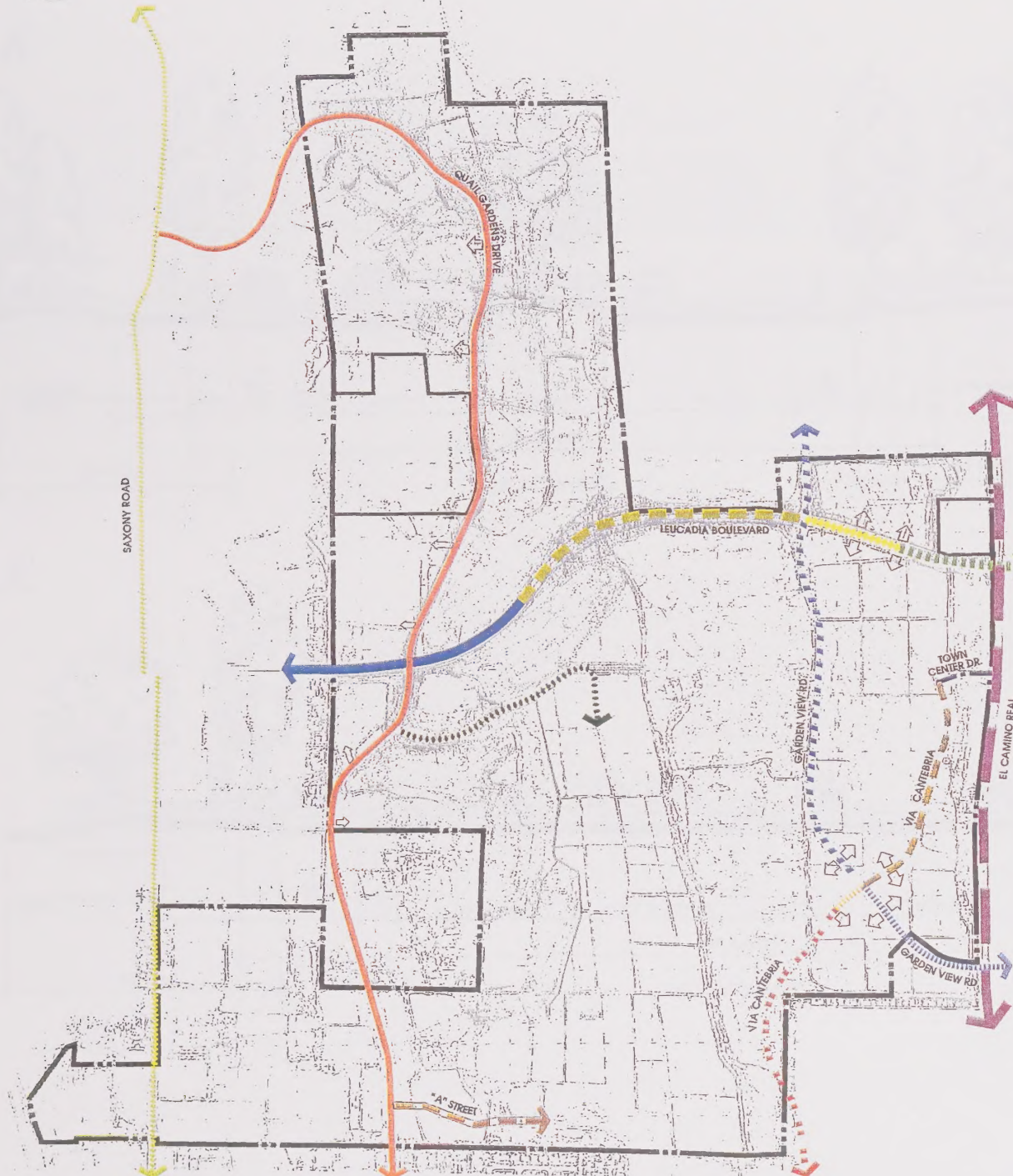
It is anticipated that portions of Leucadia Boulevard on-site will contain a raised landscaped median, although this median may be eliminated on the portion of the road that passes through the bluffs in order to minimize grading impacts to existing sensitive biological resources found in this area. As proposed by this Specific Plan, Leucadia Boulevard will have a 100 foot wide right-of-way from the western project entrance until a point a few hundred yards east of its intersection with Quail Gardens Drive. Between this point and the Leucadia Boulevard extension to the east, Leucadia Boulevard will have a right-of-way width varying between 74 feet and 116 feet, with a 74 foot wide right-of-way through the bluffs. Between the Leucadia Boulevard extension and the easternmost entrance into the Regional Commercial Center, the right-of-way for Leucadia Boulevard will be 116 feet, widening to 137 feet between this commercial entrance and El Camino Real. Figures 19A and 19B, *Roadway Cross-Sections*, depict the proposed roadway cross-sections for Leucadia Boulevard. On-street eight (8) foot wide lanes in both directions will be provided along the full length of Leucadia Boulevard within Encinitas Ranch and will function as dual purpose breakdown and bicycle lanes.

A Landscape Development Zone (LDZ) will be provided on both sides of Leucadia Boulevard through the full length of Encinitas Ranch. The LDZ will vary in width from thirty (30) feet west of the Garden View Road extension to thirty (30) feet on the south side of Leucadia Boulevard and thirty-five (35) feet on the north side of Leucadia Boulevard between the Garden View Road extension and El Camino Real. The LDZ will be measured from the face of curb. The LDZ will be fully landscaped and contain a meandering eight (8) foot wide minimum pedestrian and bicycle trail on the south side of the street. *Paragraph amended 3/18/98 (Reso. 98-17)*

CIRCULATION PLAN

LEGEND

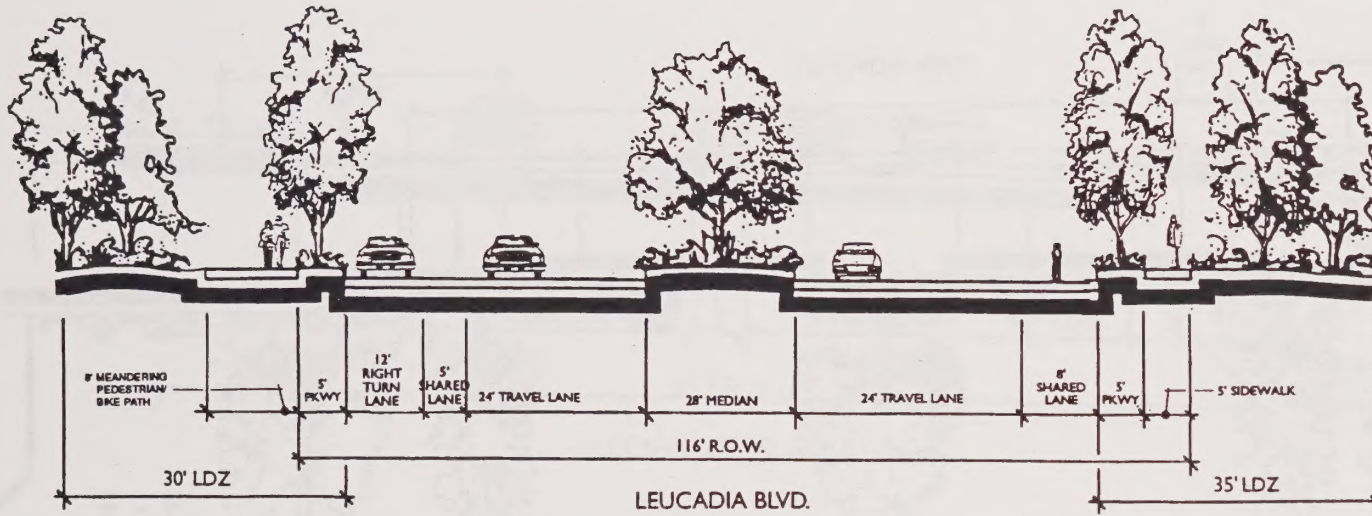
	EL CAMINO REAL 138' - 150' R.O.W.
	LEUCADIA BLVD. EAST ENTRANCE TO PROJECT 137' R.O.W.
	LEUCADIA BLVD. 116' R.O.W.
	LEUCADIA BLVD. 100' R.O.W.
	LEUCADIA BLVD. MAJOR ARTERIAL 74' R.O.W.
	GARDEN VIEW ROAD AUGMENTED COLLECTOR - 84' R.O.W.
	TOWN CENTER DRIVE COLLECTOR - 90' R.O.W.
	GARDEN VIEW ROAD COLLECTOR - 100' R.O.W.
	VIA CANTEBRIA COLLECTOR - 72' R.O.W.
	AUGMENTED LOCAL/ CIRCULATION ELEMENT LOCAL - 72' R.O.W.
	SAXONY ROAD CIRCULATION ELEMENT LOCAL - 60' R.O.W.
	URBAN LOCAL 60' R.O.W.
	URBAN LOCAL 56' R.O.W.



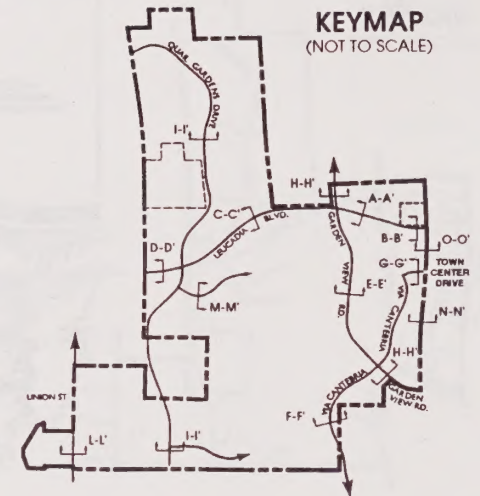
N
No Scale

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 18

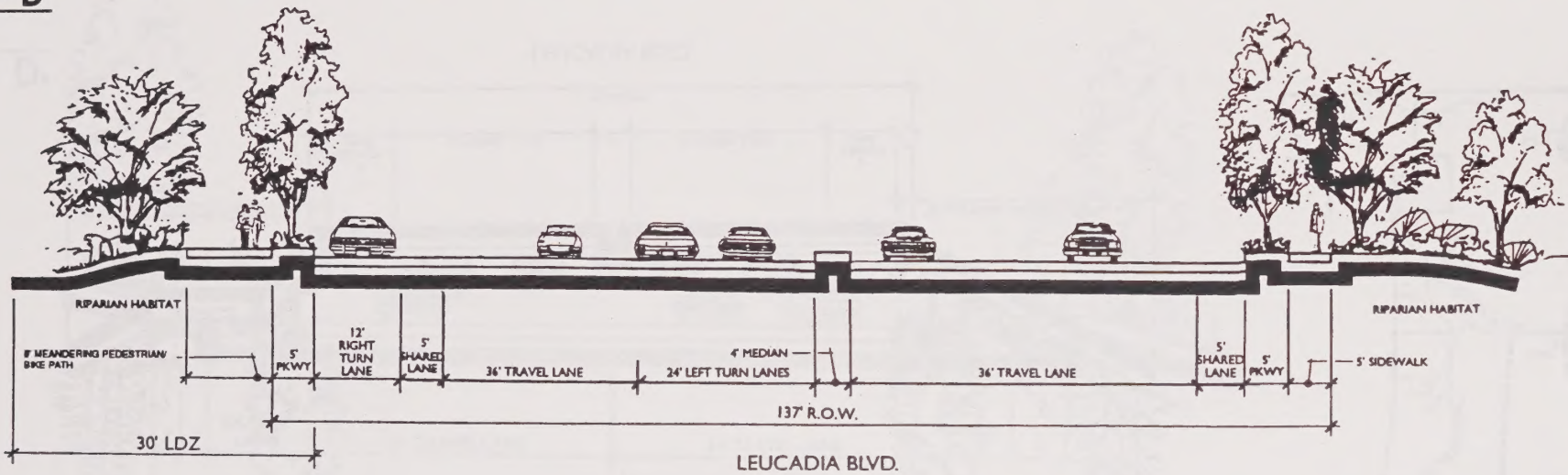
A - A'



ROADWAY CROSS-SECTIONS



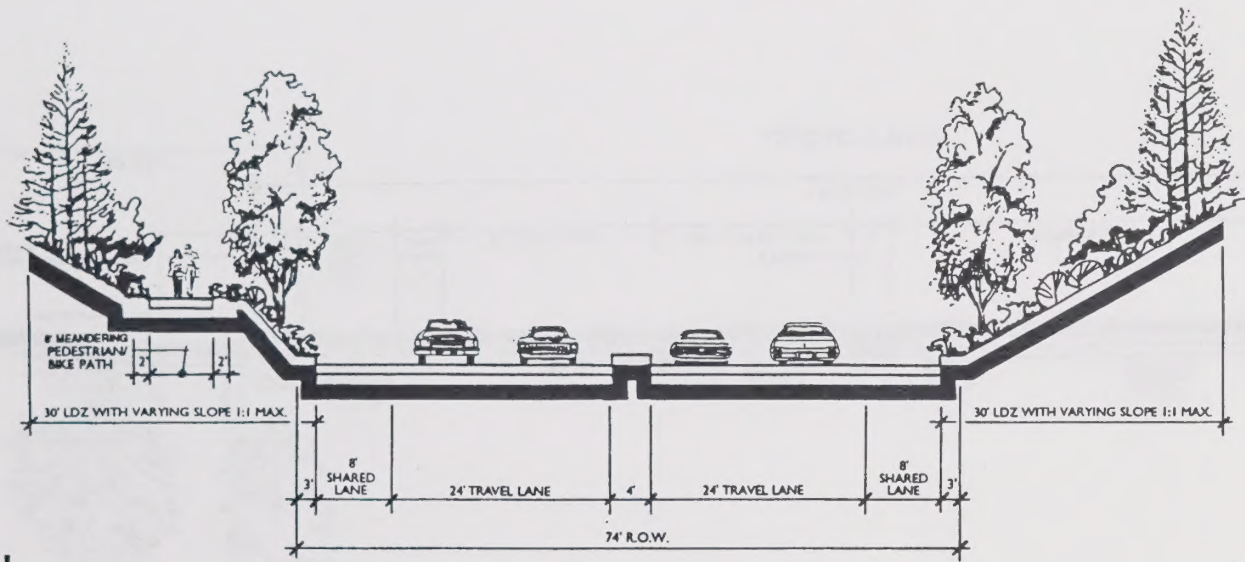
B - B'



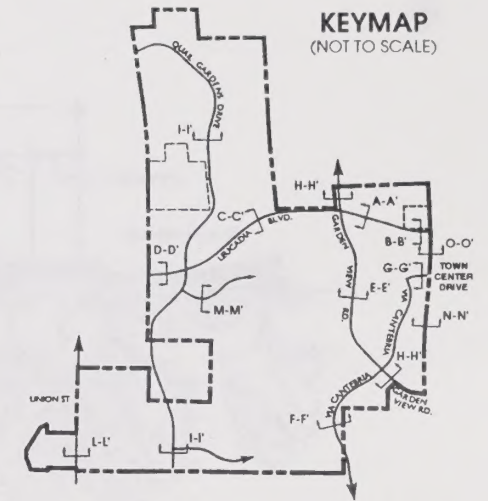
ENCINITAS RANCH SPECIFIC PLAN
FIGURE 19A

C - C'

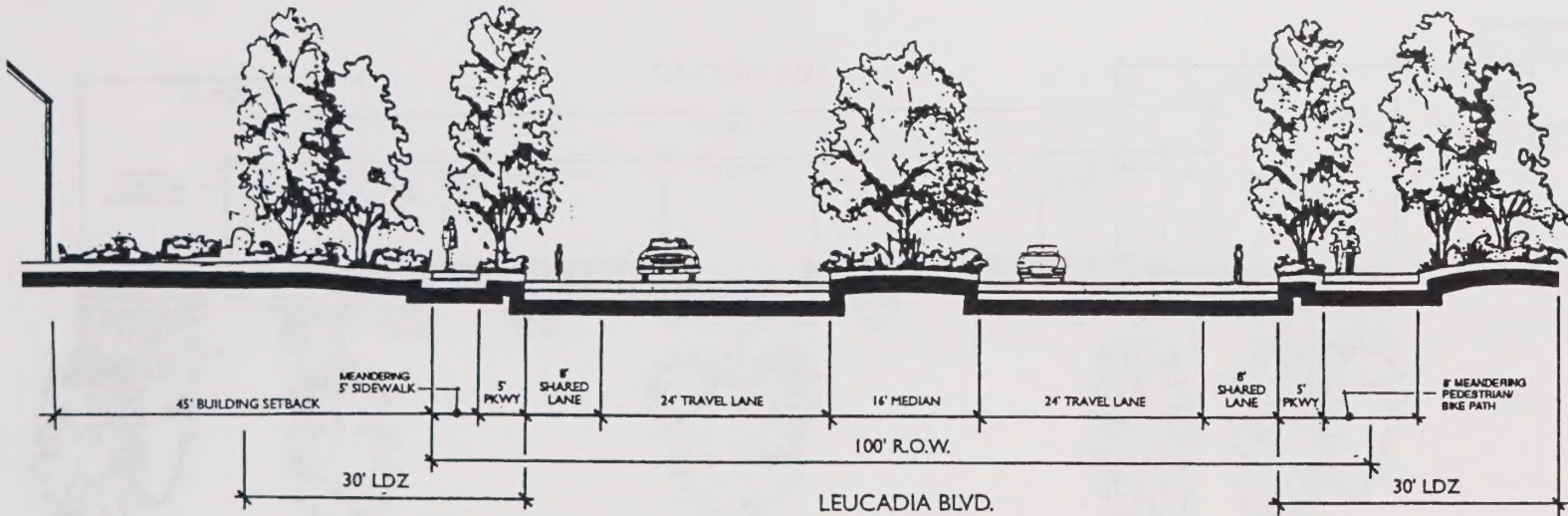
ROADWAY CROSS-SECTIONS



LEUCADIA BLVD.

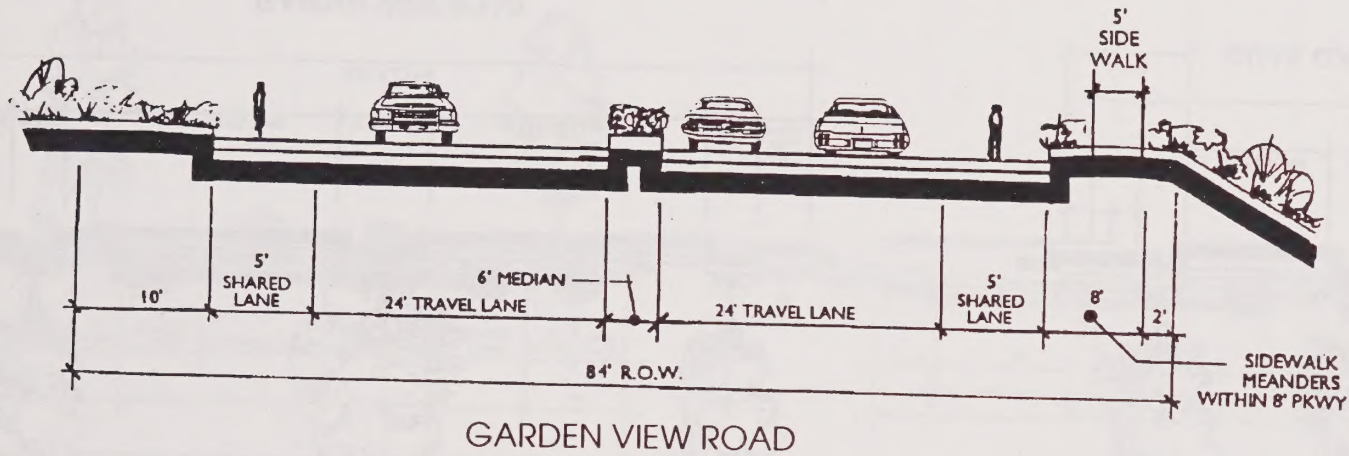


D - D'

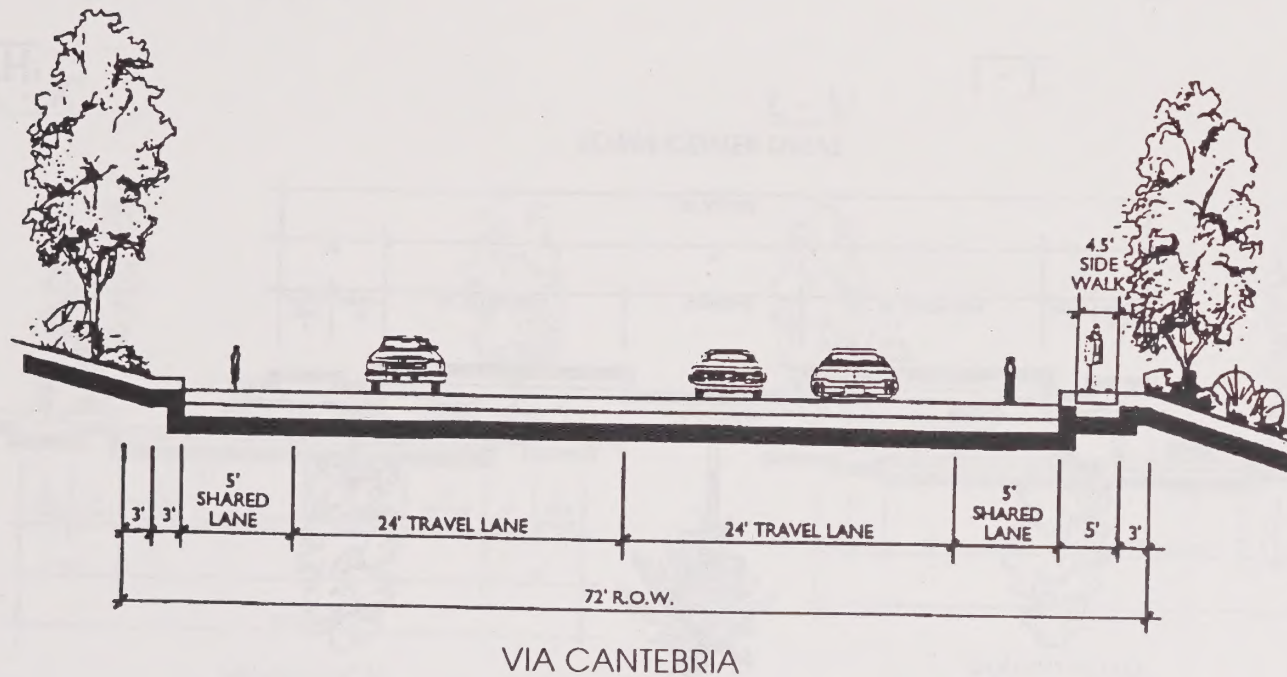


ENCINITAS RANCH SPECIFIC PLAN
FIGURE 19B

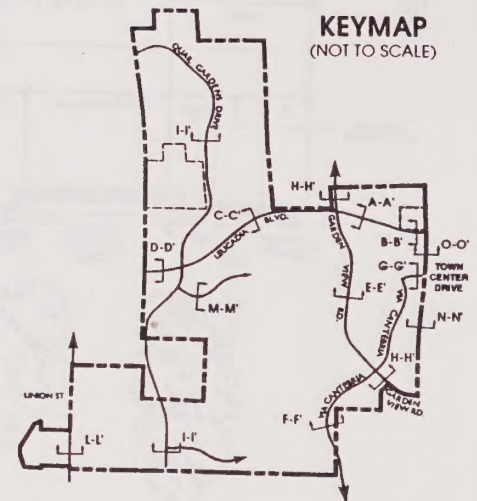
E - E'



F - F'

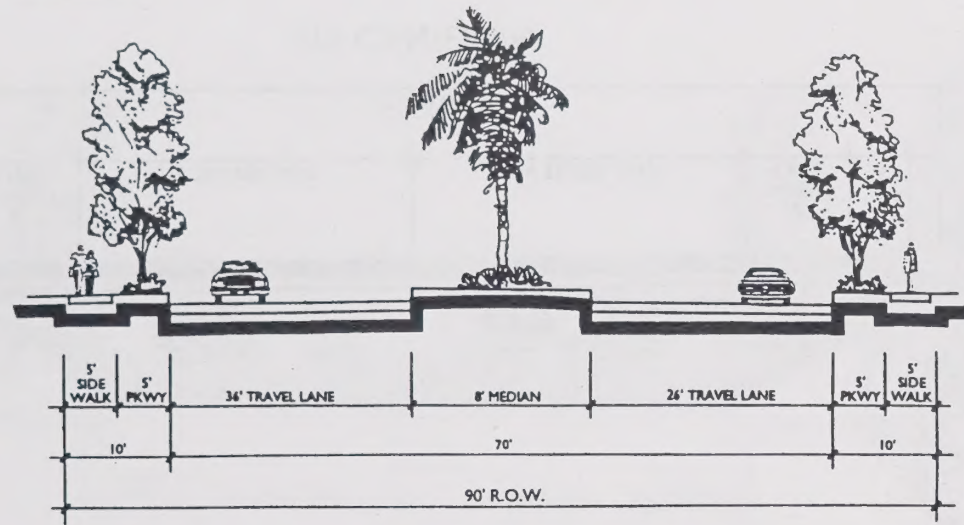


ROADWAY CROSS-SECTIONS



**ENCINITAS RANCH SPECIFIC PLAN
FIGURE 19C**

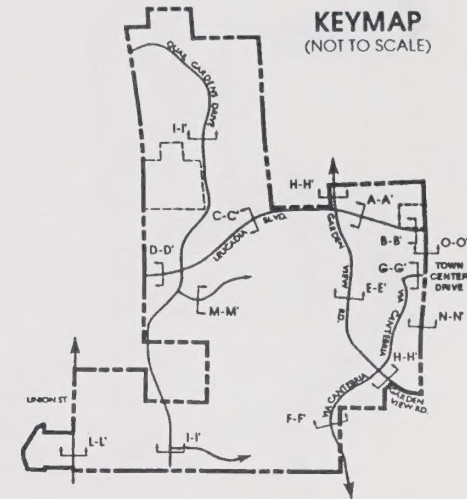
G - G'



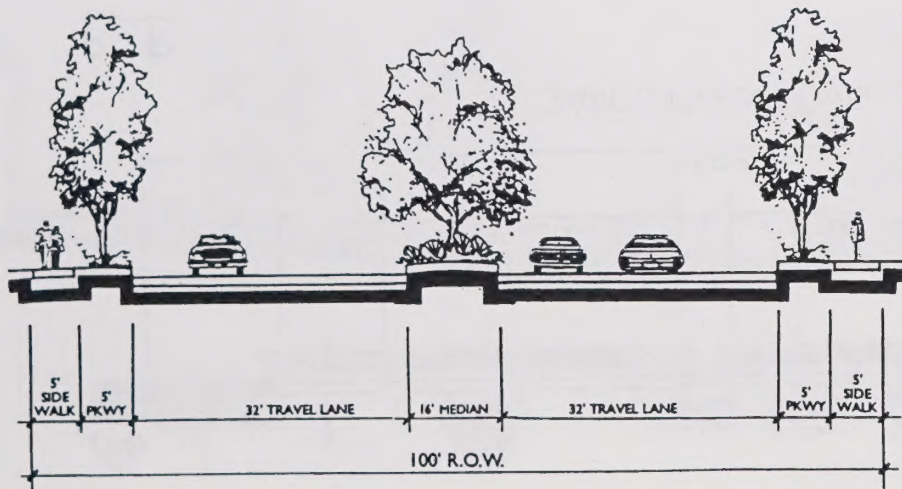
TOWN CENTER DRIVE

ROADWAY CROSS-SECTIONS

KEYMAP
(NOT TO SCALE)

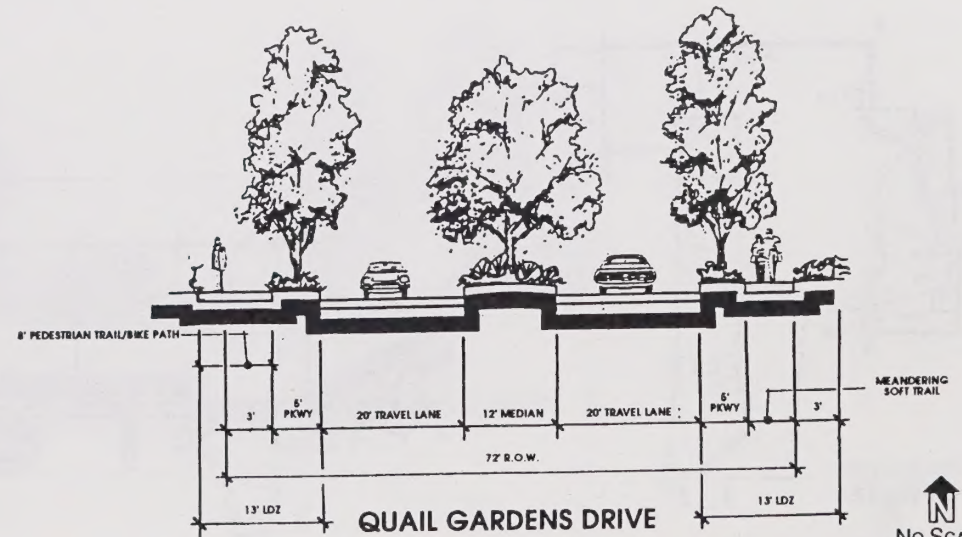


H - H'



GARDEN VIEW ROAD

I - I'

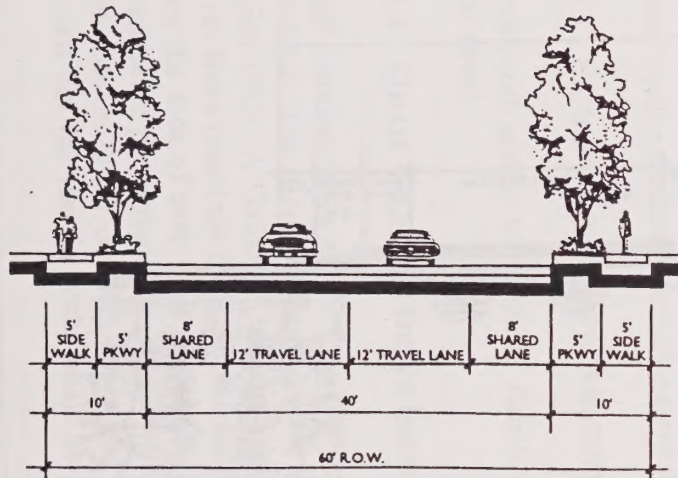


QUAIL GARDENS DRIVE

↑
N
No Scale

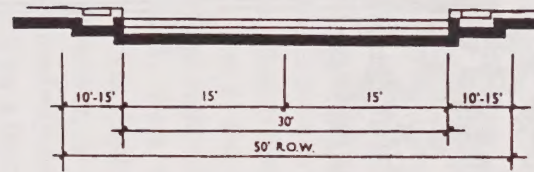
ENCINITAS RANCH SPECIFIC PLAN
FIGURE 19D

J - J'



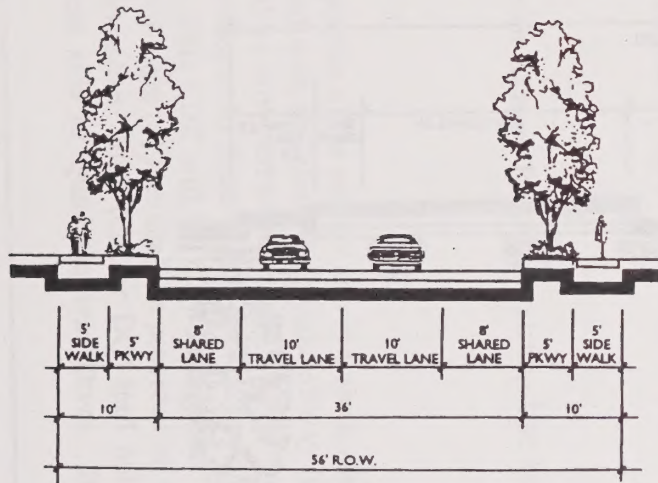
AUGMENTED LOCAL/CIRCULATION ELEMENT LOCAL
(60' R.O.W.)

M - M'



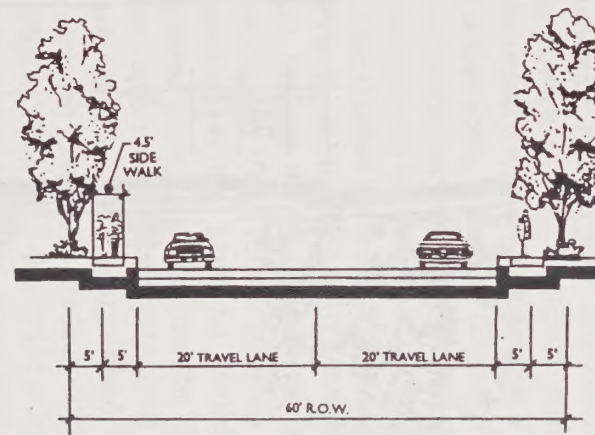
RURAL LOCAL
(50' - 60' R.O.W.)

K - K'



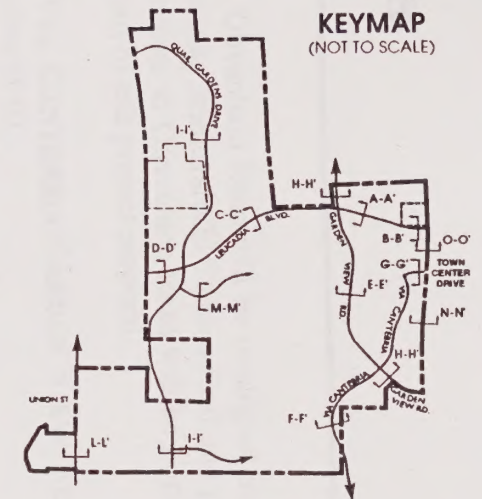
URBAN LOCAL
(56' R.O.W.)

L - L'



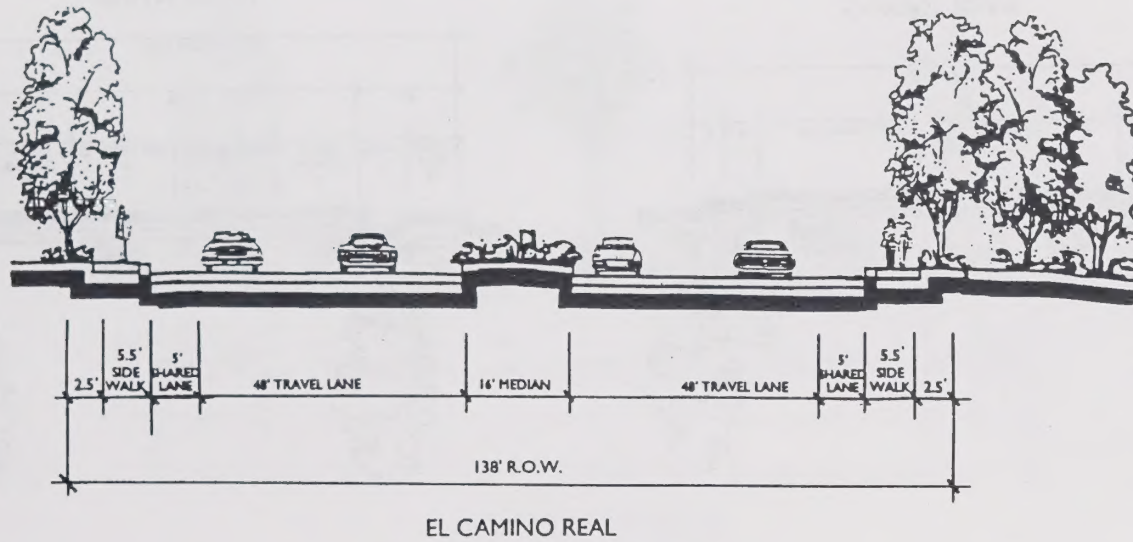
SAXONY ROAD

ROADWAY CROSS-SECTIONS

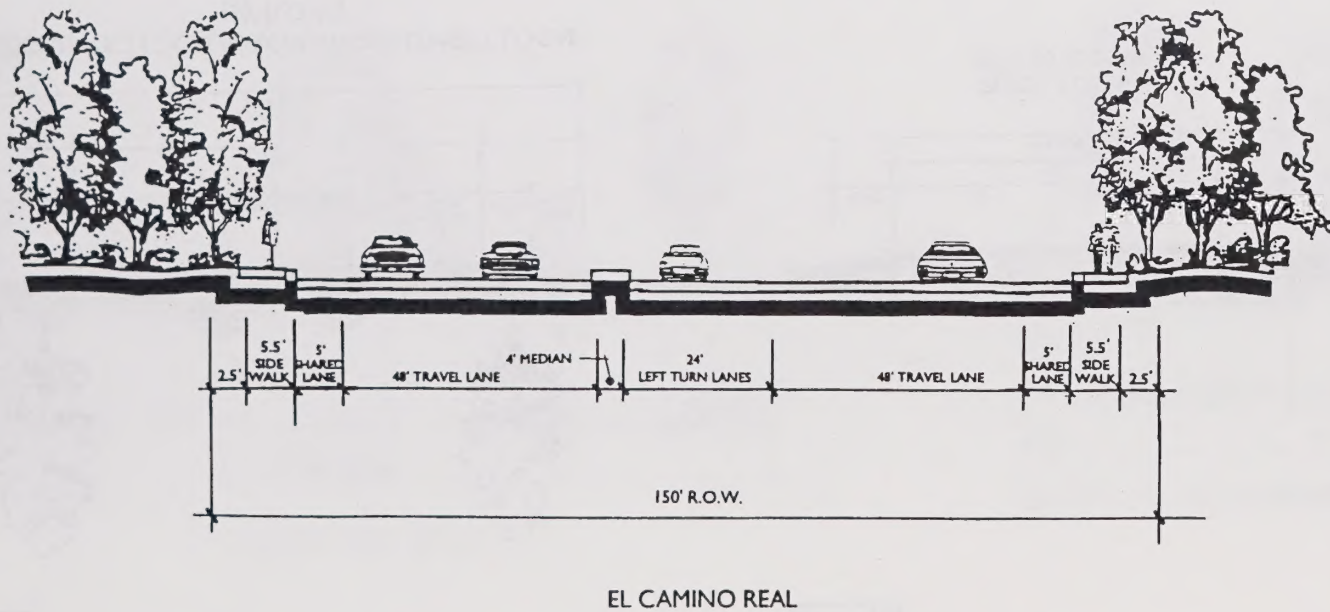


ENCINITAS RANCH SPECIFIC PLAN
FIGURE 19E

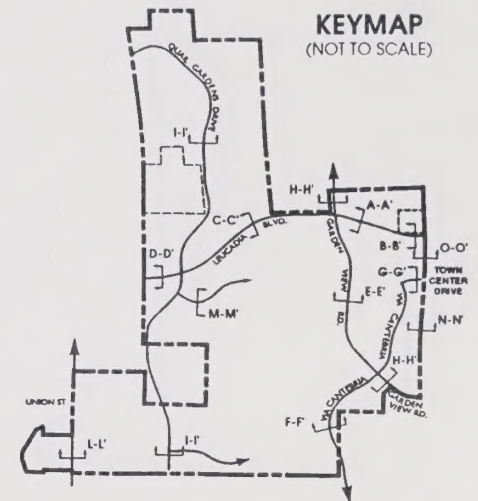
N - N'



O - O'



ROADWAY CROSS-SECTIONS



ENCINITAS RANCH SPECIFIC PLAN
FIGURE 19F

Off-site, Olivenhain Road will be re-aligned slightly and widened to form a four-way intersection with Leucadia Boulevard/El Camino Real and provide access from the east to the project site. The improvements to Olivenhain Road will be implemented by others separately from this project and are not part of this project proposal.

4.1.2 VIA CANTEBRIA/GARDEN VIEW EXTENSION IMPROVEMENTS *Paragraph amended 3/18/98 (Reso. 98-17)*

Via Cantebria is an existing collector street with an 84-foot-wide right-of-way that currently terminates at the project's southern boundary. The existing portion of Via Cantebria will be extended from the southern project boundary to connect with the western extension of Garden View Road. The Encinitas General Plan designates this portion of Via Cantebria, as well as Garden View Road, as a collector. This classification allows for right-of-way widths varying from 70 feet to 84 feet. The Garden View Road extension shall conform to City standards for an 84-foot-wide right-of-way; however, a 16-foot-wide median has been added to expand the Garden View Road right-of-way to 100 feet. The Encinitas Ranch Specific Plan proposes that Via Cantebria vary from a minimum right-of-way width of 72 feet at the southern project boundary, through the bluffs, where it shall widen to an 84-foot standard right-of-way as it approaches the Garden View Road extension (see Figure 18). Garden View, from the Via Cantebria intersection to the Leucadia Boulevard intersection (formerly, the Via Cantebria extension), is designated a major arterial on the City's Circulation Element. However, a General Plan Amendment approved concurrently with this Specific Plan changes the roadway designation from a major arterial to a collector-augmented. The Garden View extension will be a four lane divided street with a six (6) foot raised median within an 84-foot-wide right-of-way as it parallels the natural area (see Figure 19B). A 5-foot-wide sidewalk is planned on the east side of street right-of-way within a ten-foot-wide parkway. Extra widening may occur at intersections to provide for turning movements. North of Leucadia Boulevard, Garden View will be constructed as a 84-foot wide collector to the northern project boundary where it may connect with a planned street alignment within the City of Carlsbad. *Paragraph amended 3/18/98 (Reso. 98-17)*

4.1.3 SAXONY ROAD IMPROVEMENTS

North-south access to Encinitas Ranch will be available from Saxony Road, an existing two-lane local street.

4.1.4 QUAIL GARDENS DRIVE IMPROVEMENTS

Quail Gardens Drive will be extended through the western portion of the project site in a north-south direction. The street will be improved as an augmented local with a 72-foot-wide right-of-way (see Figure 19C). A 12-foot-wide raised landscaped median will be provided between two 20-foot-wide travel lanes (one lane in each direction). A Landscape Development Zone (LDZ) will be provided from the face of curb for a distance of thirteen (13) feet. This LDZ will be fully landscaped. A meandering pedestrian/bicycle trail with a minimum width of eight (8) feet shall be provided on the west side of Quail Gardens Drive and a public access pedestrian "soft" (dirt or DG) trail not to exceed six (6) feet in width shall be provided on the east side of Quail Gardens Drive. It is

anticipated that a Landscape Maintenance District will be created to maintain the LDZs. *Paragraph amended 3/18/98 (Reso. 98-17)*

4.1.5 EL CAMINO REAL IMPROVEMENTS

El Camino Real forms the eastern boundary of the Specific Plan Area. Improvement plans for El Camino Real indicate that this road will ultimately be widened to eight (8) lanes (six through-lanes plus two lanes to accommodate right hand turning movements) with a raised landscaped median within a 138-foot-wide to 150-foot-wide right-of-way (see Figure 19F).

4.1.6 TRAFFIC IN RESIDENTIAL NEIGHBORHOODS

The Circulation Plan has been designed to discourage through and opportunity traffic in existing off-site residential neighborhoods. Additionally, all of the major roadways on-site (e.g., Quail Gardens Drive, Via Cantabria, Leucadia Boulevard, Saxony Road, etc.) will be limited access roads which will not permit residential lots to access them directly. *Paragraph amended 3/18/98 (Reso. 98-17)*

4.2 CIRCULATION PLAN DEVELOPMENT STANDARDS

The Encinitas Ranch Specific Plan Circulation Concept is based on the Traffic Analysis prepared by *Austin-Foust Associates* for the City of Encinitas. In determining the circulation development standards for the project, the Traffic Analysis and General Plan for the City of Encinitas were used as guidelines.

- If an intersection identified by the Traffic Analysis as being impacted by the project exceeds City level of service standards, then appropriate and feasible link and intersection improvements to mitigate the anticipated impacts shall be submitted to City staff for review and approval.
- Specific circulation infrastructure improvements and phasing of the planned improvements shall be identified concurrently with City processing of the Master Tentative Map for the project.
- The project applicant shall participate in the phased construction of off-site road and traffic signal improvements on a fair-share basis as conditioned in the Tentative Map.
- Sight distance at each intersection shall be reviewed with respect to City of Encinitas sight distance standards in effect at the time of preparation of final grading, landscape, and improvement plans.
- The internal roadway system shall be implemented per the Tentative Map.

-
- Heavy through traffic and opportunity traffic should be eliminated from residential neighborhoods by creating a system of limited-access collector and arterial roadways for through traffic. By limiting access points, opportunity traffic through residential neighborhoods will be minimized or eliminated.
 - Each subdivision within the Encinitas Ranch Specific Plan Area shall comply with the on-site street improvement recommendations and mitigation measures outlined in the Traffic Analysis.
 - Landscaping of street parkways and adjacent Landscape Development Zones (LDZ's) shall be provided per the landscape guidelines contained in Section 7.0 of this Specific Plan.
 - All internal streets shall be constructed to City of Encinitas standards and per the requirements set forth in this Specific Plan and the Tentative Map.
 - Plans for all proposed streets, improvements to existing streets, intersection spacing, and access points shall be subject to approval by the City Engineer. The project shall comply with the conditions and requirements imposed by the City Engineer.
 - Circulation improvements shall be installed per the Phasing Program set forth in the Master Tentative Map and in Section 9.0 of this document.
 - Future bus turnouts and stop locations should be provided on El Camino Real and, as appropriate, in other portions of the Encinitas Ranch Specific Plan Area in order to encourage bus ridership. A system of bicycle and pedestrian trails will also allow movement between the various land uses within the Encinitas Ranch project.

4.3 TRAILS SYSTEM

In addition to a comprehensive network of vehicular roads, the Encinitas Ranch project will also provide a network of recreation trails for pedestrians, bicycles and horses. The proposed recreation trail system has been incorporated into the design of the Encinitas Ranch Specific Plan to encourage movement within the Specific Plan Area. These trails allow the general public to move freely within the Encinitas Ranch property and allow access to both the natural open space and recreational amenities provided. The system identifies specific trails for pedestrian and combination bicycle and pedestrian use. Horses and non-motorized bicycles may be permitted anywhere on the trail system subject to approval by the City, taking into consideration trail width, surface, maintenance, and natural habitat; provided the City shall assume any additional costs of maintenance associated with the allowance of horses and non-motorized bicycles. In addition, the City shall not authorize the use of trails in natural open space areas (subject to the Open Space Zone) by horses and non-motorized bicycles unless such use is first reviewed and approved by the California Department of Fish and Game and the U.S. Fish and Wildlife Service. *Paragraph amended 3/18/98 (Reso. 98-17)*

An off-street recreation trail along Leucadia Boulevard will begin at Sidonia Street and continue eastward along the south side of Leucadia Boulevard until it terminates at El Camino Real. A bridge structure will be constructed near the golf course club house; it is intended to ensure the safe movement of pedestrians and golf carts between the pedestrian path and the portion of the golf course located north and south of Leucadia Boulevard. *Paragraph amended 3/18/98 (Reso. 98-17)*

Under the plan (see Figure 20), a recreation trail shall be provided on-site along the south side of Leucadia Boulevard. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

A network of public access recreation "soft" (dirt or DG) trails will also extend through much of the project site. A recreation trail will extend from Quail Gardens Drive through a 25-foot-wide easement along the southern boundary of the Specific Plan Area to connect to Via Cantebria. This trail shall be located within the 25' easement to maximize coastal views, subject to City approval. In order to traverse the bluff edge along the southern boundary, the trail shall connect to the proposed trail within the Thornton property at the top of the bluff. After traversing the bluff via the Thornton property, the trail shall then extend northerly to make the connection to Via Cantebria. After connecting to the proposed extension of Via Cantebria, the trail will veer northward through the natural open space area and bluffs in the Green Valley Planning Area. (See Chapter 9.0 for phasing requirements of trail improvements.) A minimum of four (4) scenic overlooks shall be provided at intervals along portions of this trail, offering spectacular views of Green Valley and coastal views from the southern boundary trail. The general location for placement of these overlooks is depicted on Figure 20 of the Specific Plan and shall be subject to City approval. At least one (1) of the scenic overlooks within this area (generally located at the eastern edge where the trail descends the bluff to Green Valley) shall be developed with enhanced facilities. The trail will continue eastward through the open space area in Green Valley, eventually connecting to a recreation trail that passes between the mixed-use development and the Regional Commercial Center to continue through the park adjacent to El Camino Real. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

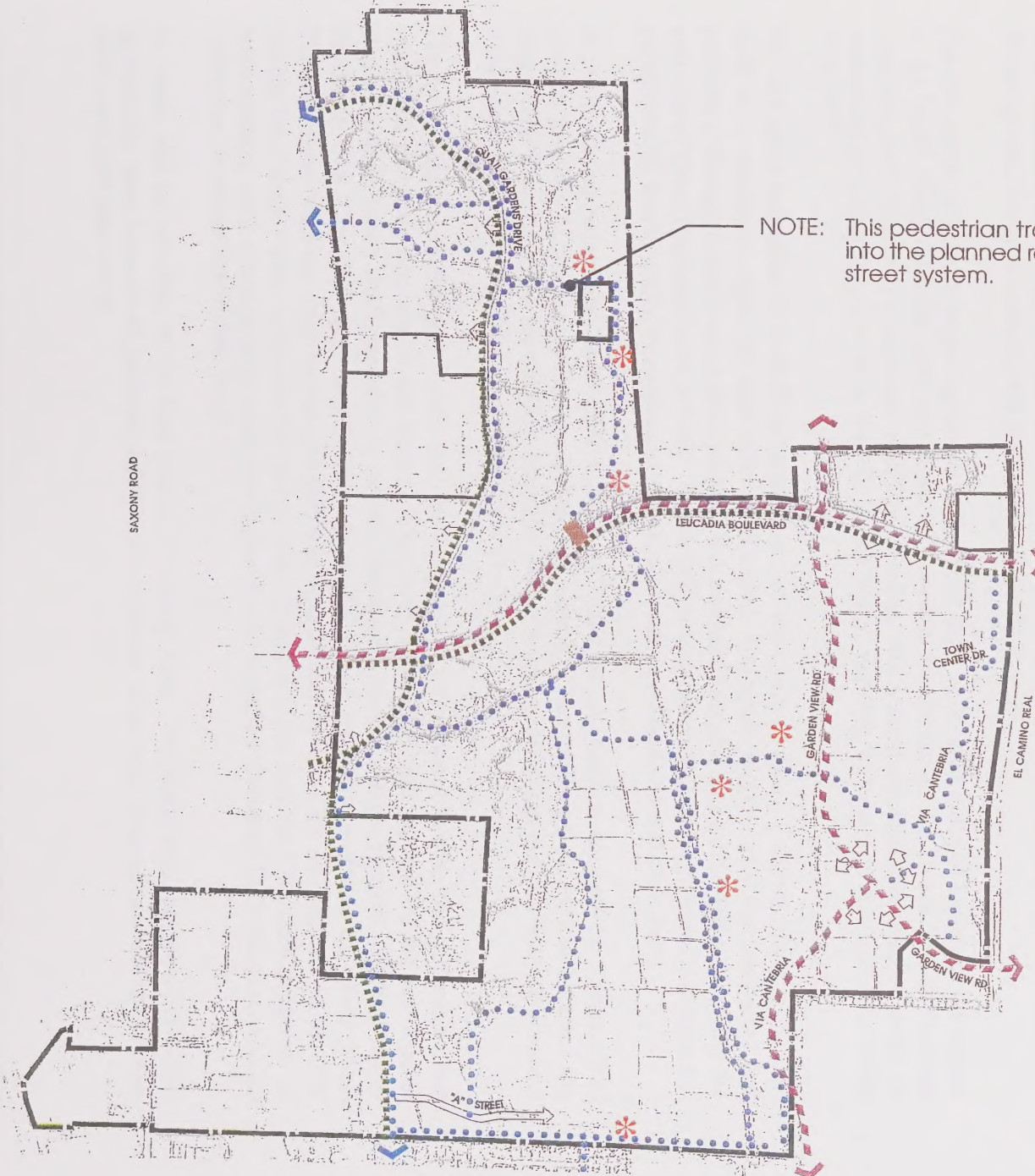
Two "soft" recreation trails will start at the southern boundary of the Specific Plan Area and continue north; one along each of the eastern and western boundaries of the ER-SFR3V Zone of the South Mesa Planning Area. The trail along the eastern boundary will continue north to the agricultural area located in the South Mesa Planning Area and will include a trail segment connecting to the trail within the natural open space and bluffs within the Green Valley Planning Area. The trail will continue west along the northern boundary of the area zoned ER-SFR3V to Paseo de las Flores. The trail along the western boundary of the area zoned ER-SFR3V will continue north to Paseo de las Flores. Both trails will connect to the trail system on Quail Gardens Drive via a recreational trail along Paseo de las Flores. In addition, a trail shall extend south from Leucadia Boulevard between the golf course and the agricultural area within the South Mesa Planning Area connecting to the trail segment following Paseo de las Flores. However, this trail segment is not required to be constructed until the adjacent agricultural field crop and greenhouse uses are terminated. *Paragraph added 3/18/98 (Reso. 98-17)*

PEDESTRIAN AND BICYCLE TRAILS

LEGEND

-  RECREATIONAL PATH
-  RECREATIONAL PATH AND OFF-STREET BICYCLE TRAIL
-  POSSIBLE LOCATION OF SCENIC OVERLOOK
-  GOLF CART / PEDESTRIAN AND BICYCLE BRIDGE
-  ON-STREET BICYCLE LANE

NOTE: This pedestrian trail will tie into the planned residential street system.



N
No Scale

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 20

Another “soft” recreation trail will start at the Leucadia Boulevard golf bridge and will extend northward, between the edge of the golf course and the eastern Specific Plan Area boundary, connecting to Quail Gardens Drive north of Magdalena Ecke Park. A minimum of three (3) scenic overlooks shall be provided at intervals along this portion of the trail north of Leucadia Boulevard. The general location for placement of these overlooks is depicted on Figure 20 of the Specific Plan. At least one (1) of the scenic overlooks shall be developed with enhanced facilities. This enhanced viewing area shall be located adjacent to the water tower north of Leucadia Boulevard. In addition, if golf course safety standards can be feasibly maintained and significant impacts to any environmentally sensitive habitat areas can be avoided (based on the configuration of the golf course and residential areas as depicted in the Specific Plan), then a trail shall also be provided from Quail Gardens Drive in the North Mesa Planning Area east to the inland bluff edge, then south and east along the inland bluff edge and golf course, then continuing eastward to the eastern boundary of the planning area. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

The two scenic overlooks requiring enhanced facilities shall be located north of Leucadia Boulevard in the North Mesa Planning Area and south of Leucadia Boulevard in the Green Valley Planning Area and shall include at a minimum a shelter, benches, educational signage, and drinking water (if reasonably available) to provide an area for nature study, viewing, and resting. *Paragraph added 12/4/96 (Reso. 96-89)*

An off-street recreation trail shall be located on the west side of Quail Gardens Drive. The trail shall be a minimum eight (8) foot wide AC (asphalt concrete) surface trail that meanders and provides a linkage to the staging area (parking and trailhead) for the Magdalena Ecke Park. On the east side of Quail Gardens Drive, a “soft” (dirt or DG) recreation trail shall be provided that does not exceed six (6) feet in width. *Paragraph added 12/4/96 (Reso. 96-89) and amended 3/18/98 (Reso. 98-17)*

A public access recreation “soft” (dirt or DG) trail shall be provided to connect the Indian Head Canyon property to the Quail Gardens Drive trail system. The trail shall be located between the Magdalena Ecke Park and the northern boundary of the 8-acre area within the North Mesa Planning Area zoned ER-SFR5. *Paragraph added 3/18/98 (Reso. 98-17)*

The trails adjacent to the golf course shall be designed to be compatible with the golf course and sited such that they not require tall fences. The “soft” recreation trail located on the east side of Quail Gardens Drive shall meander at points where golf course design permits, meeting safety standards. The City shall also coordinate planning for future trail alignments in the North Mesa Planning Area with any trail system planned and established by the City of Carlsbad in its LCP linking the Green Valley area with the North Mesa Planning Area and the City shall cooperate in implementing such a trail system once established in the certified Carlsbad LCP. *Paragraph amended 12/4/96 Reso. 96-89) and 3/18/98 (Reso. 98-17)*

No trails will be provided in the East Saxony Planning Area. No trails shall be provided within agricultural areas because of potential safety and vandalism concerns. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

On-street bicycle lanes will be constructed along Leucadia Boulevard and the extension of Garden View Road. *Paragraph amended 3/18/98 (Reso. 98-17)*

The trail improvements shall include a minimum 5 foot wide improved accessway, fencing (as appropriate), trash receptacles, and interpretive signage. Signage indicating the existence and availability of the trails for use by the public shall be located at each trailhead in a conspicuous location and easily identified by the public. In addition, signage shall also indicate that parking within the Regional Commercial Center and commercial portion of the Mixed-Use area in Green Valley and at the golf course club house shall be available for use by the general public to access the recreation trails. *Paragraph amended 3/18/98 (Reso. 98-17)*

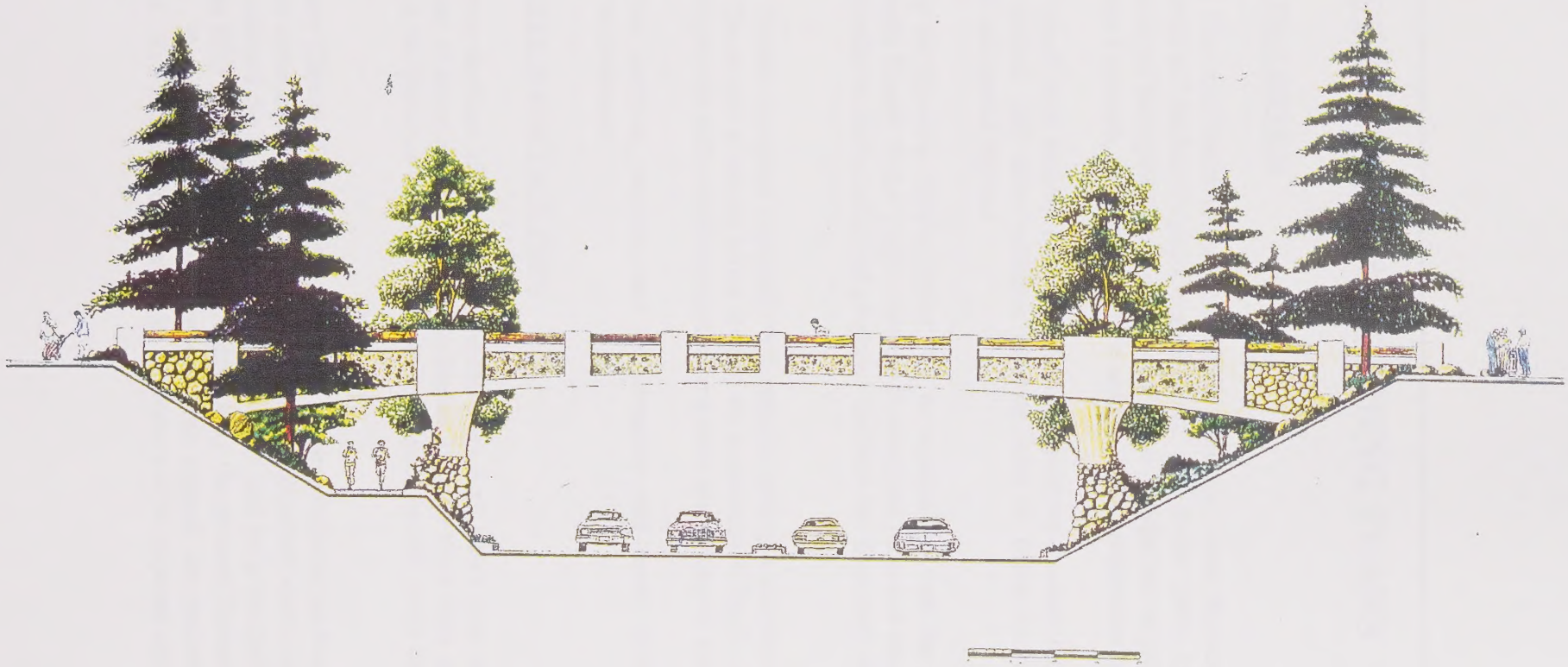
Section 4.3 amended 8/23/95 (Reso. 95-91)

4.4 GOLF CART BRIDGE AND WILDLIFE UNDER CROSSING

The golf cart bridge over Leucadia Boulevard shall be constructed of: 1) steel-reinforced concrete to City standards, or 2) of other appropriate materials that will meet the necessary structural requirements as well as the criteria set forth below. The bridge should be designed to avoid the appearance of freeway bridges and an effort shall be made to design the bridge with a semi-rustic appearance. Concrete finishes, if used on the bridge, may include variations in texture and finish to create visual interest. In addition, accent bandings and strips of brick, stone, wood, or tile are encouraged, particularly on supporting pillars and columns. Railings shall be constructed either of decorative painted metal or stained/painted wood. Materials used in construction of the bridge should require minimal maintenance and reinforce the "rural" character of the Leucadia community. The bridge also may include a variety of accent colors (such as earthtones, black, white, or soft pastels). Bold, pure hues (other than white and black) should be discouraged, except for tiles, ornamentation, and other small detailed areas. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

The wildlife under crossing shall be constructed under Leucadia Boulevard to provide a connection between the open space areas along the bluff. A wildlife under crossing shall meet City and appropriate agency standards. *Paragraph added 12/4/96 (Reso. 96-89) and amended 3/18/98 (Reso. 98-17)*

GOLF COURSE BRIDGE ILLUSTRATIVE



5.0 INFRASTRUCTURE & GRADING PLANS

5.1 GENERAL DESCRIPTION

Water service to the Encinitas Ranch project is available from two water districts: the Olivenhain Municipal Water District and the San Dieguito Water District. Due to the 1986 - 1992 drought, water levels dropped in reservoirs throughout San Diego County. The drought has heightened awareness of water usage in Southern California, its scarcity, and the need for water reclamation facilities.

The storm drainage runoff must employ Best Management Practices to control flooding, detention, desiltation, erosion control, and urban pollution removal prior to being discharged into natural watersheds, wetlands, and coastal lagoons.

Sewage generated by the Encinitas Ranch project will be received by both the Encinitas Sanitary District and the Leucadia County Water District through existing and proposed sewer mains and trunk lines. The district boundaries and existing and proposed facilities are illustrated on Figure 21, *Sewer Plan*.

San Diego Gas and Electric Company (SDG&E) will provide both gas and electric services to the Specific Plan Area. The project is located within the service boundaries of Pacific Bell for telephone. Private companies will provide cable television services and solid waste removal for the site.

Construction of public facilities, services, and infrastructure will occur concurrently with the appropriate phase of development.

5.2 SEWER SERVICE AND FACILITIES

The only existing sewer facilities adjacent to the Specific Plan Area which may serve the project are approximately 800 feet of sewer line in Leucadia Boulevard and two trunk lines in El Camino Real. Since sewer service to the Encinitas Ranch project site is provided by two sewer districts, each will be described separately.

The Encinitas Sanitary District (ESD) provides service to the southwest portion of the site. This southwest portion will sewer into the ESD sewerage system and ultimately drain into the existing trunk main in Encinitas Boulevard, the Moonlight Beach pump station, and on to the Encina Water Pollution Control facility. The ESD sewerage system was sized using the present General Plan designations within the District. The proposed Specific Plan does not expand the requirements beyond that originally anticipated. As such, no additional major facilities will be required off-site in the ESD for development on-site.

The Leucadia County Water District (LCWD) provides service to the easterly and northerly portions of Encinitas Ranch. These areas drain to the Leucadia Pump Station, Saxony pump station, Batiquitos pump station, and on to the Encina Water Pollution Control facility.

The Leucadia County Water District Planning Study, dated 1986, recommended upgrading the existing Saxony pump station and the La Costa force main. These recommendations, however, were based upon projected growth figures at that time. Since then, the area has not experienced this expected growth, and these recommendations are not needed at present. If at some future time this growth does occur, the recommendations will be reconsidered by the District.

An internal sewer system will be required within the site, consisting of 8-inch, 10-inch and 12-inch sewer mains as shown in Figure 21, *Sewer Plan*. The proposed on-site sewer facilities are designed to connect to existing sewer lines located immediately adjacent to the project site boundaries. The ESD and LCWD sewer district boundaries, as shown on Figure 21, may be subject to change on-site depending upon the eventual build-out of the proposed development. As a condition of approval for future development, the design of the on-site sewer systems shall be required to be in conformance with the appropriate adopted district standards. In addition, the system shall be adequately maintained through ultimate development of the project. *Paragraph amended 3/18/98 (Reso. 98-17)*

5.3 WATER SERVICE AND FACILITIES

The site is served by two water districts, Olivenhain Municipal Water District and San Dieguito Water District. The district boundaries and existing and proposed facilities are illustrated in Figure 22, *Water Plan*. The exact boundaries of the two water districts are subject to change as planning for the Encinitas Ranch Specific Plan continues. Any changes that occur to district boundaries may necessitate a review of existing and planned infrastructure and may result in changes to the Water Plan for Encinitas Ranch. Changes to the Water Plan shall be reviewed and approved by the appropriate water agencies and the City of Encinitas. *Paragraph amended 3/18/98 (Reso. 98-17)*

SEWER PLAN



LEGEND

-  ENCINITAS SANITARY DISTRICT BOUNDARY
-  LEUCADIA COUNTY WATER DISTRICT ULTIMATE SERVICE AREA
-  EXISTING SEWER FACILITIES
-  PROPOSED ON-SITE SEWER FACILITIES

The on-site development will be served by an internal sewer system to be constructed concurrent with development of each planning area. Specific sizes and facilities shall be determined at the time of final design.



ENCINITAS RANCH SPECIFIC PLAN
FIGURE 21

5.3.1 EXISTING FACILITIES: OLIVENHAIN MUNICIPAL WATER DISTRICT

The following existing water lines and facilities are located in the vicinity of the Specific Plan Area and within the boundaries of the Olivenhain Municipal Water District (see Figure 22, *Water Plan*): *Paragraph amended 3/18/98 (Reso. 98-17)*

- 10-inch water line in Quail Hollow Drive/Swallowtail Road.
- 12-inch water line heading west from the existing Wanket reservoir.
- 12-inch water line heading north from the existing Wanket reservoir.
- 16-inch steel line gravity feed line from El Camino Real to the existing Wanket reservoir.
- 16-inch water line from the existing Wanket reservoir to El Camino Real.
- 12-inch water line in El Camino Real.
- 10-inch water line in Via Cantebria.
- 8-inch line in Rosebay Drive and Foxglove Street.

5.3.2 EXISTING FACILITIES: SAN DIEGUITO WATER DISTRICT

The following existing water lines and facilities are located in the vicinity of the Specific Plan Area and within the boundaries of the San Dieguito Water District (see Figure 22):

- 16-inch water line heading south from the existing Wanket Reservoir.
- 16-inch and 20-inch water lines southwest to Leucadia Boulevard from the existing Wanket Reservoir.
- 14-inch water line heading south and southwest to Leucadia Boulevard from the existing Wanket Reservoir.
- 10-inch water line in Sidonia Street.
- 16-inch water line in Quail Gardens Drive.
- 16-inch water line in Saxony Road.

2.1.1 Water Supply and Demand

The water supply and demand for the city of London is a complex issue. The city's population is growing, and the demand for water is increasing. The city's water supply is limited, and the city must find ways to increase its water supply. The city's water demand is also increasing, and the city must find ways to reduce its water demand.

- 1. The city's water supply is limited, and the city must find ways to increase its water supply.
- 2. The city's water demand is increasing, and the city must find ways to reduce its water demand.
- 3. The city's water supply is limited, and the city must find ways to increase its water supply.
- 4. The city's water demand is increasing, and the city must find ways to reduce its water demand.
- 5. The city's water supply is limited, and the city must find ways to increase its water supply.
- 6. The city's water demand is increasing, and the city must find ways to reduce its water demand.
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- 8. The city's water demand is increasing, and the city must find ways to reduce its water demand.

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- 8. The city's water demand is increasing, and the city must find ways to reduce its water demand.

WATER PLAN

LEGEND

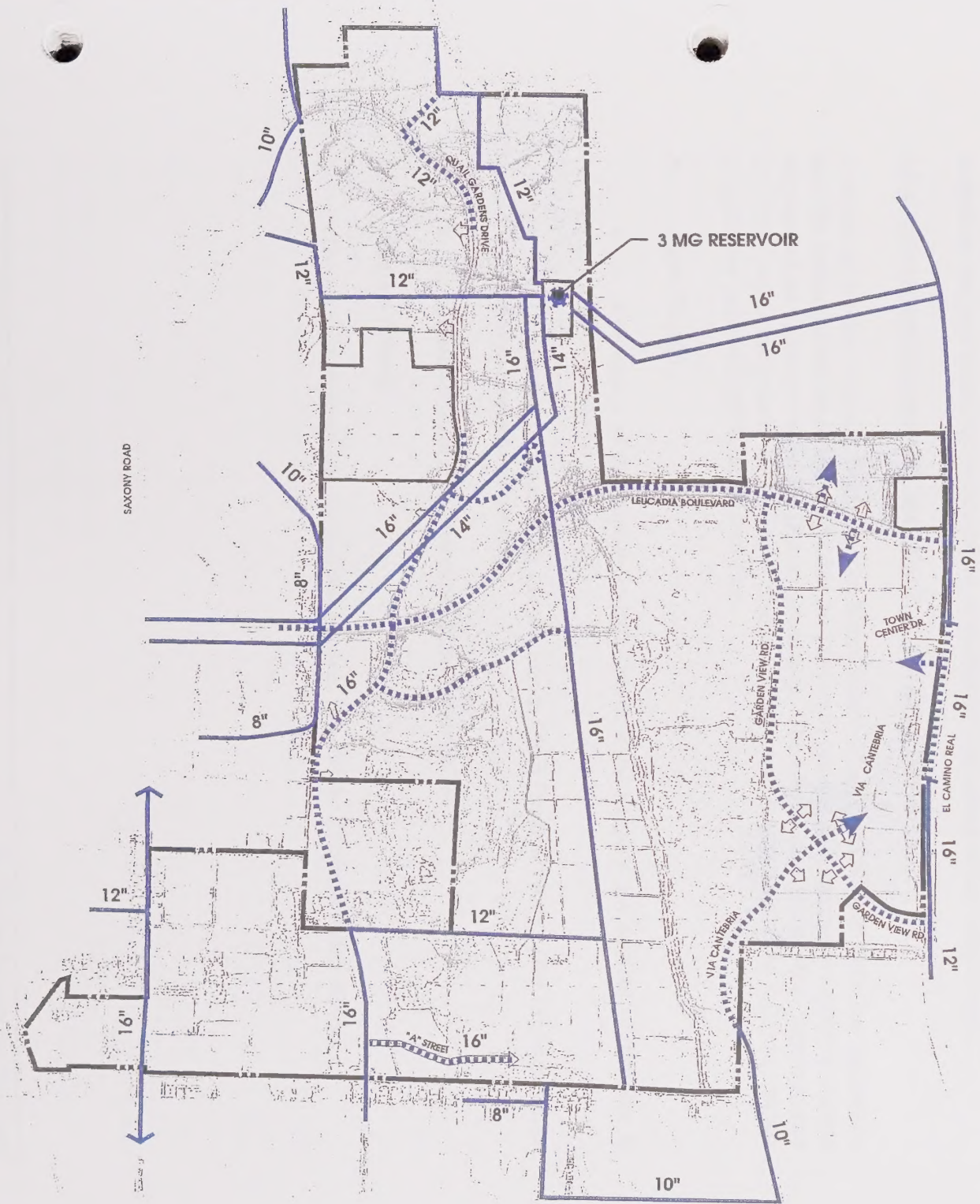
-  OLIVENHAIN MUNICIPAL WATER DISTRICT
-  SAN DIEGUITO WATER DISTRICT
-  EXISTING WATER FACILITIES
-  PROPOSED WATER FACILITIES
-  EXISTING WANKET 3 MG RESERVOIR
-  PROPOSED ECKE 7.5 MG RESERVOIR

The on-site development will be served by an internal water system to be constructed concurrent with development of each planning area. Specific sizes and facilities shall be determined at the time of final design.

Existing on-site facilities may need to be relocated due to grading.


NO SCALE

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 22



-
- 16-inch water line heading east from Quail Gardens Drive.

5.3.3 PROPOSED FACILITIES: OLIVENHAIN MUNICIPAL WATER DISTRICT

Off-site, the existing main in El Camino Real varies in size from 12-inches to 16-inches. A portion of this line between Garden View Road and Olivenhain Road exists as a 12-inch line; this portion of the line will need to be replaced by a 16-inch line as a result of the project. Another segment of this main, from Garden View Road south, also exists as a 12-inch line. A hydraulics study of the area's system must be performed to determine if that segment must be enlarged in order to adequately handle the anticipated flows. Portions of the project will be served by a water distribution system to be constructed concurrent with development of each Planning Area. Development plans for areas within the Olivenhain Municipal Water District boundaries shall be submitted to the district for hydraulic analysis so that pipe sizing can be determined at the time of final design of the water system.

5.3.4 PROPOSED FACILITIES: SAN DIEGUITO WATER DISTRICT

A review of the San Dieguito Water District Water Master Plan, dated August 1990, has indicated a need for further capital improvements within the District to provide adequate water supply to existing and planned development within the District boundaries. The Master Plan groups these improvements into three project categories: high priority, medium priority, and low priority. The following project priorities are recommended by the Master Plan:

A. *High Priority*

- Connection of the existing 16-inch line on Ecke Ridge to the existing 16-inch line in Via Cantabria.
- Connection of the existing 16-inch line in Quail Gardens Drive to the existing 16-inch line in Leucadia Boulevard.
- Construction of a new reservoir (Ecke Reservoir No. 1).

B. *Medium Priority*

There are no medium priority facilities required to serve the Encinitas Ranch project.

C. *Low Priority*

The following recommendation is based upon ultimate build-out figures according to the City of Encinitas General Plan:

- Construction of a new distribution main from Via Cantebria to the Wanket Reservoir.

The San Dieguito Water District Water Master Plan also addresses treated water storage requirements, and indicates a deficiency in the present storage facilities. It recommends candidate sites for reservoir construction; two of which lie within the project boundary:

- Ecker Reservoirs No.'s 1 (7.5 mg capacity) and 2 (3.0 - 8.0 mg capacity).
- A second storage tank near the existing Wanket Reservoir is considered an optional site. However, if Ecker Reservoir No. 2 is constructed with sufficient capacity, this option will not be required.

These items are considered low priority by the San Dieguito Water District Water Master Plan.

The on-site development will be served by an internal water distribution system to be constructed concurrent with development within each Planning Area. Specific sizes and facilities shall be determined at the time of final design of the water system.

5.3.5 RECLAIMED WATER

No reclaimed water facilities exist on-site within either water district. However, dual water systems will be required within the project with the reclaimed water systems fed by cross-tie connections to the potable water systems. These cross-ties will be removed when reclaimed water becomes available. The construction of the reclaimed water systems will be in accordance with the standards and specifications of the applicable water districts.

5.3.6 EXISTING RESERVOIRS

Wanket reservoir, an existing three (3) million gallon water storage facility, is located in the northeastern portion of the Specific Plan Area (*Not-a-Part* parcel). The reservoir is jointly owned by the Olivenhain Municipal Water District (OMWD) and the San Dieguito Water District (SDWD). The OMWD controls two-thirds of the reservoir capacity, and the SDWD controls the remaining third.

5.4 STORM DRAINAGE

The Encinitas Ranch Specific Plan proposes a comprehensive system of water detention basins and conveyance systems which are intended to improve the quality of water runoff prior to being discharged off-site, to provide adequate measures against exceeding the capacities of existing storm drain facilities, and to ensure that urban runoff does not flow over agricultural land. The drainage concepts for Encinitas Ranch call for the development of an integrated system of detention ponds, grassed swales, and catchment basins which filter storm water runoff before discharging it into the City's storm drainage system (see Figure 23, *Drainage Plan*). Urban runoff in the Green Valley area will be filtered before flowing into Encinitas Creek. *Paragraph amended 3/18/98 (Reso. 98-17)*

Drainage from the Encinitas Ranch Specific Plan Area will not adversely impact downstream drainage facilities. The actual sizing of open space areas to detain storm water runoff will be determined by a hydrologic analysis acceptable to the City engineer. The results of this hydrologic analysis may reduce the size of developable areas adjacent to the drainage open space.

The primary goal of this storm water management plan is to prevent flooding and protect property by providing safe, effective site drainage. This plan has been developed to do so, while also addressing the potential impacts that the proposed land uses may have on the environmental quality of the water.

To mitigate these potential impacts, this plan relies on a variety of facilities, each specifically located within the system to provide incremental removal of urban pollutants. The applicant shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit. The applicant shall provide Best Management Practices to control discharges of pollutants into waters of the United States to the maximum extent practical. Plans for such improvements shall be approved by the City Engineer prior to, or concurrent with, approval of the final map or issuance of the grading or building permit, whichever occurs first, in the affected area.

The potential for the degradation of water quality at storm water runoff discharge points is largely determined by land use. Moreover, the characteristics of pollutants contributed by different land uses determine different facilities that are best suited to specific pollutant removal. To best address water quality degradation that may be associated with specific land uses, this storm water management plan segregates runoff based on land use. By doing so, different facilities that target particular pollutants can be most efficiently located in the system.

Distinctions have been made between three land use types: urbanized development, natural and landscaped open space/golf course, and agricultural land. The urbanized areas with increased impervious cover (e.g., streets, parking lots, roof tops, etc.) will contribute the highest increase in storm runoff compared to pre-development conditions. The increase in runoff rate can be mitigated by providing permanent ponds that have sufficient added capacity to detain or hold back additional storm water, while only releasing water at pre-development rates or some other rate determined to be appropriate for the downstream system. Pollutants that may potentially be introduced are primarily associated with streets and parking areas that collect oil-related and other automotive by-products on their hard surfaces in storm water runoff. Urban landscape areas have the potential for contributing

DRAINAGE PLAN

LEGEND



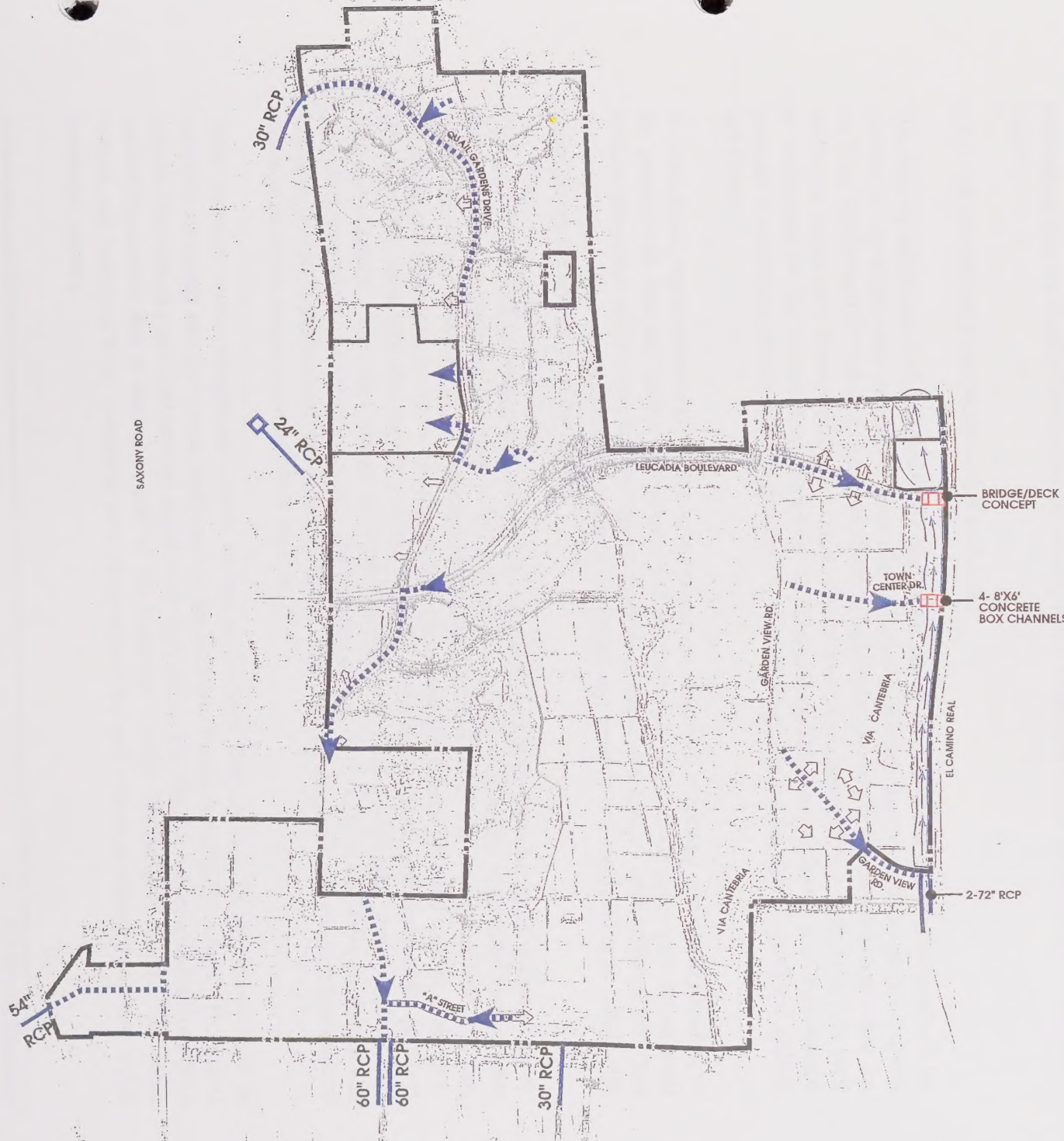
EXISTING STORM DRAIN FACILITIES



PROPOSED STORM DRAIN FACILITIES



OPEN CHANNEL WITH FLOW LINE



The on-site development will be served by an internal drainage system to be constructed concurrent with development of each planning area. Specific sizes and facilities shall be determined at the time of final design.



ENCINITAS RANCH SPECIFIC PLAN
FIGURE 23

nutrients and pesticides to runoff from fertilizers, soil amendments and spraying. Similarly, landscaped open space and the golf course areas are potential sources for the introduction of increased nutrients and pesticides in storm water. Agricultural areas, due to their cultivated state, are known to be potential sources for suspended silts and sediment loads in storm water. Agricultural fertilizers and pesticides also present the potential for additional nutrient loads and pesticide-related tainting of storm runoff.

The Encinitas Ranch project contributes storm runoff to three watersheds: the Encinitas Creek Watershed which discharges into Batiquitos Lagoon to the north; the Encinitas Boulevard Watershed, discharging into the Pacific Ocean; and the Saxony Road Watershed which discharges into Batiquitos Lagoon.

5.4.1 MAINTENANCE OF DRAINAGE FACILITIES

The ongoing maintenance of facilities in the system and the surface areas that contribute runoff will be essential to the storm water system's success. In discussions between the City, project proponent, and the State Department of Fish and Game, the State has indicated interest in a maintenance program for desiltation basins on a three-year rotation basis. The project developer/applicant and/or the City shall be responsible for the maintenance of drainage facilities and parking area surfaces. Any maintenance program for desiltation basins must be approved by the City Engineer and the State Department of Fish and Game.

In urban areas, regular street and parking lot sweeping are important to prevent unnecessary loading of the system with dust and debris. Landscape and open space areas, including the golf course shall institute integrated maintenance and pest control policies to avoid unnecessary application of fertilizers and pesticides. Soil conservation practices to minimize soil erosion and silt loading in runoff will contribute to the efficiency of the system.

Since the facilities of the system are intended to remove silt and other contaminants from storm water, they will require periodic cleaning to remove accumulations that could eventually render them ineffective. Vegetated filter strips, sediment basins and detention ponds will require periodic dredging, regrading and replanting as the sediments that they trap eventually reduce flow and storage capacities. Water quality inlets will also require periodic removal of the accumulated petroleum-based products that they capture. The final design of these facilities will need to consider these requirements, providing reasonable maintenance access. The property owner, or the City of Encinitas Landscape and Lighting District if the facilities are accepted by the City, shall be responsible for the maintenance of drainage facilities. *Paragraph amended 3/18/98 (Reso. 98-17)*

With the storm water management system relying on overland flow courses, its appearance must be carefully integrated into the overall landscape of the Encinitas Ranch Specific Plan Area. The coarse grasses and riparian plants that are best suited to nutrient uptake and variable wet conditions will offer a natural appearance that is desired as part of the landscape identity for the golf course. The color, texture and variety of form, contrasted with the greens of the golf course, is intended to create a rich landscape tapestry.

5.4.2 STORM DRAIN FACILITIES

In the past, the major concern when designing storm drainage systems was flooding. Today, with the growth of urban areas and concerns over the protection of wetlands and habitat areas, the need for the removal of urban pollutants from urban drainage has increased. Storm drainage facilities required to prevent flooding will be constructed concurrent with development. Currently, there are no major storm drainage facilities located within the Specific Plan Area.

The primary components of the storm drainage system are the subsurface pipes, overland drainage swales and detention basins. As for storm water management, the basins serve three purposes: flood prevention, detention and desiltation, and removal of urban pollutants. Detention requirements have been imposed to regulate the volumes of water being discharged into the downstream wetland areas of the watershed.

The desiltation and removal of urban pollutants will also be factors of the storm drainage systems. Water quality control guidelines have recently been adopted by the State Water Quality Control Board and Environmental Protection Agency. These guidelines will be implemented in the proposed system. The applicant shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit. The applicant shall provide Best Management Practices to control discharges of pollutants to the maximum extent practical into waters of the United States. Plans for such improvements shall be approved by the City Engineer prior to, or concurrent with, approval of the final map or issuance of the grading or building permit, whichever occurs first, in the affected area.

5.5 GRADING

5.5.1 DESCRIPTION OF GRADING PLANS

Grading for the Encinitas Ranch Specific Plan, as shown in Figure 24, *Grading Concept*, reflects a conceptual grading approach. More detailed grading plans will be required at the Tentative Map and Final Map submittal. *Paragraph amended 3/18/98 (Reso. 98-17)*

On portions of the site that are flat or gently sloping, such as the mesa, cut and fill operations will be minimized. More significant grading operations will be required to accommodate the extensions of existing arterial and collector roadways through the Specific Plan Area, as well as the development in Green Valley. In developing the grading concept, every attempt has been made to balance the earth work on-site, although grading for individual development phases may not balance. However, it is the intent of this Specific Plan that grading operations for the entire Encinitas Ranch project balance to the extent reasonably feasible when buildout is ultimately achieved. *Paragraph amended 3/18/98 (Reso. 98-17)*

The grading concept establishes a basis for appropriate treatment of drainage and accommodates a street system that meets City of Encinitas standards. *Paragraph amended 3/18/98 (Reso. 98-17)*

GRADING CONCEPT



5.5.2 GRADING PLAN DEVELOPMENT STANDARDS

All grading activities shall be in substantial conformance with the grading concept (see Figure 24) and shall implement any grading-related mitigation measures outlined in the accompanying EIR for the Encinitas Ranch project. *Paragraph amended 3/18/98 (Reso. 98-17)*

- Prior to any development within any area of the Specific Plan, an overall grading concept for the portion in process shall be submitted for approval by the Community Development and Engineering Services Departments. The grading plan for each area shall be used as a guideline for subsequent grading plans for individual stages of development.
- All streets shall have a gradient not exceeding fifteen (15) percent or as approved by the City.
- Precise grading plans shall be prepared prior to any on-site grading for individual projects.
- The project developer/applicant shall be responsible for installation and maintenance of all planting and irrigation systems on manufactured slopes until those operations are the responsibility of the Landscape Development District or other parties.
- The overall shape, height, and gradient of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain, where possible and feasible.
- Potential brow ditches, terrace drains, or other minor swales, determined necessary at future stages of project review, shall be built per City standards and shall be concealed, as feasible and possible, with landscape plantings, earth berms, and similar features.
- Graded but undeveloped land shall be maintained weed-free and planted with interim landscaping within ninety (90) days of completion of grading, unless building permits are obtained from the City. Appropriate desiltation basins are required for graded areas.
- Cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot, unless otherwise approved by the City; provided that slopes along Leucadia Boulevard may be constructed at up to a maximum incline of one (1) horizontal foot to one (1) vertical foot.
- All newly created slopes exceeding ten (10) feet in vertical height shall be hydromulched with a City approved seed mix prior to final acceptance and the beginning of the rainy season (October -March).

-
- Grading shall not be permitted to commence prior to approval of grading permits for any proposed development. Mass grading will only occur for those areas undergoing development or for those areas specifically identified as borrow or disposal sites.
 - During on-site grading activities, top soil shall be removed from the portion of the site being graded at that time and stockpiled for use in revegetated areas. Top soil may be stored for a period not to exceed 365 days.
 - Grading operations within the confines of the Specific Plan Area shall conform to all applicable City standards.

6.0 ENCINITAS RANCH ZONING ORDINANCE

The Encinitas Ranch Specific Plan is intended to preserve and promote agricultural uses, encourage recreation, and provide for natural habitat protection, while providing for the development of land in a manner consistent with the character and needs of the City of Encinitas. To accomplish these goals, this Specific Plan includes this zoning ordinance which sets forth permitted uses and development standards for various land use areas known as “zones” located within the Encinitas Ranch Specific Plan Area. This Specific Plan identifies a total of eight separate zones within Encinitas Ranch, as follows: *Paragraph amended 3/18/98 (Reso. 98-17)*

- Agricultural Zone (“AG” Zone)
- Open Space Zone (“OS” Zone)
- Single Family Residential Zones; Encinitas Ranch single family residential three dwelling units per acre (“ER-SFR3”), Encinitas Ranch single family residential three dwelling units per acre, variable (“ER-SFR3V”) and Encinitas Ranch single family residential five dwelling units per acre (“ER-SFR5”) *Paragraph amended 3/18/98 (Reso. 98-17)*
- Mixed-Use Zones (“ER-MU1” and “ER-MU2” Zones)
- Commercial Zone (“ER-C” Zone)
- Public/Semi-Public Zone (“P/SP” Zone)

In addition to the above zones, there is a Park and Recreation overlay which may be applied to any of the above zones. However, the Park and Recreation overlay does not apply to areas designated as “OS”, with the exception of the linear greenbelt/recreation area located adjacent to El Camino Real in Green Valley, south of Leucadia Boulevard and portions of the open space and portions of the trail system in the South Mesa. A Park and Recreation overlay will apply to this linear greenbelt/recreation area. Also, this zoning ordinance includes standards for Agricultural Uses, Outdoor Dining, and Interim Uses. *Paragraph amended 3/18/98 (Reso. 98-17)*

The above zones do not relate to specific Planning Areas within the Encinitas Ranch project boundaries; rather, they refer to land uses such as commercial, residential, agriculture, open space, and mixed-use. In order to minimize confusion for individuals using this zoning ordinance who are not familiar with the various Planning Areas in Encinitas Ranch, this section of the Specific Plan has been developed to function independently of the rest of the document as much as possible. While in some cases, references to specific Planning Areas are unavoidable, it is not generally necessary to know in which Planning Area a particular zone is located in order to determine the uses permitted in the zone and the development standards which apply to each zone. To determine the applicable zone for a specific area in Encinitas Ranch, refer to Figure 25, *Zoning Map*, which designates the approximate sizes, configurations, and locations of each zone.

As an aid in cross-referencing between these zones and the Planning Areas, Table 6-2, *Zoning Categories*, is included in this Specific Plan. To use Table 6-2, find the column marked “*Planning Areas*”. Underneath this heading, each Planning Area within Encinitas Ranch is listed separately. To the right of this column, are several other columns, each listing a particular zoning category. A

ALPHABETIC INDEX

The following is a list of the names of the persons who have been mentioned in the text of the report. The names are arranged in alphabetical order. The names are given in full, including the name of the person's father, if known. The names are given in the order in which they are mentioned in the text of the report.

- 1. ALPHABETIC INDEX
- 2. ALPHABETIC INDEX
- 3. ALPHABETIC INDEX
- 4. ALPHABETIC INDEX
- 5. ALPHABETIC INDEX
- 6. ALPHABETIC INDEX
- 7. ALPHABETIC INDEX
- 8. ALPHABETIC INDEX
- 9. ALPHABETIC INDEX
- 10. ALPHABETIC INDEX

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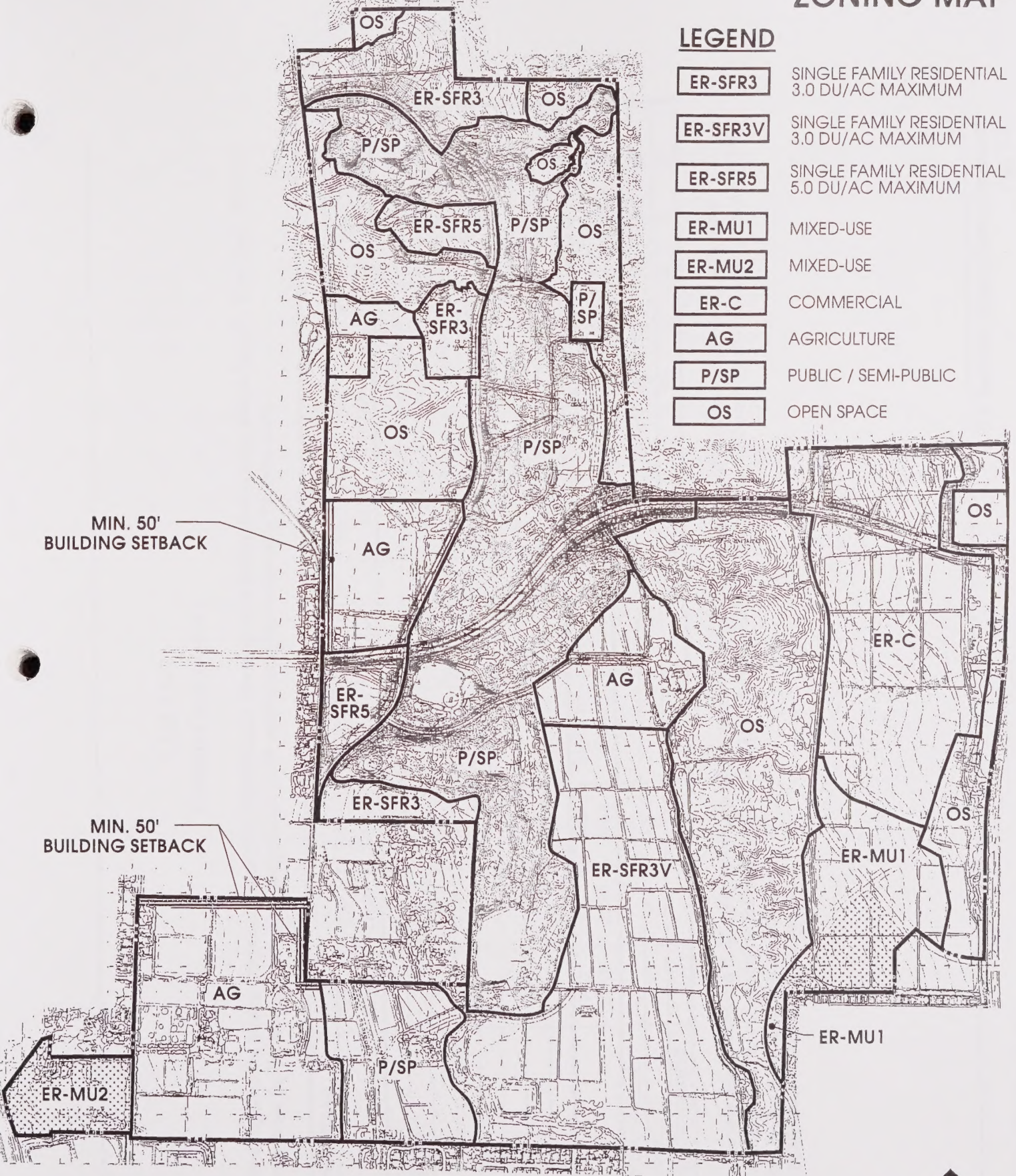
ZONING MAP

LEGEND

ER-SFR3	SINGLE FAMILY RESIDENTIAL 3.0 DU/AC MAXIMUM
ER-SFR3V	SINGLE FAMILY RESIDENTIAL 3.0 DU/AC MAXIMUM
ER-SFR5	SINGLE FAMILY RESIDENTIAL 5.0 DU/AC MAXIMUM
ER-MU1	MIXED-USE
ER-MU2	MIXED-USE
ER-C	COMMERCIAL
AG	AGRICULTURE
P/SP	PUBLIC / SEMI-PUBLIC
OS	OPEN SPACE

MIN. 50'
BUILDING SETBACK

MIN. 50'
BUILDING SETBACK



N
NO SCALE

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 25

TABLE 6-2
ZONING CATEGORIES

The table below designates the zoning categories that are applicable to each Planning Area within the Encinitas Ranch Specific Plan Area. Refer to Figure 25, *Zoning Map*, for the location, size, and configuration of the individual zones within each Planning Area.

PLANNING AREAS	ZONING CATEGORIES								
	AG ZONE	OS ZONE	P/SP ZONE	ER-SFR3 ZONE	ER-SFR3V ZONE	ER-SFR5 ZONE	ER-C ZONE	ER-MU1 ZONE	ER-MU2 ZONE
GREEN VALLEY		X					X	X	
QUAIL HOLLOW EAST		X		X					
NORTH MESA	X	X	X	X		X			
SOUTH MESA	X		X		X				
SIDONIA EAST	X			X		X			
QUAIL GARDENS EAST			X						
EAST SAXONY	X								
WEST SAXONY									X
SPECIAL ZONING DISTRICTS & USES	AG ZONE	OS ZONE	P/SP ZONE	ER-SFR3 ZONE	ER-SFR3V ZONE	ER-SFR5 ZONE	ER-C ZONE	ER-MU1 ZONE	ER-MU2 ZONE
AG USES IN A NON-AG ZONE			X	X	X	X	X	X	X
PARK & REC OVERLAY		X ⁽¹⁾	X		X	X	X	X	X
OUTDOOR DINING STANDARDS							X	X	X

⁽¹⁾ Note: The only area designated as "OS" within the Encinitas Ranch Specific Plan Area that is subject to a Park & Recreation overlay is the linear greenbelt/recreation areas located adjacent to El Camino Real, south of Leucadia Boulevard. The Park and Recreation overlay does not apply to any other "OS" Zones within the Encinitas Ranch Specific Plan Area.

Table Amended 8/23/95 (Reso. 95-91) and 3/18/98 (Reso. 98-17)

small black square underneath each zoning category indicates which zones apply to each Planning Area. For example, using the Green Valley Planning Area as a typical case, the "OS", "ER-C", and "ER-MU1" zones, as well as the Interim Use Standards apply to Green Valley. The next step is to refer to the Zoning Map (see Figure 25) to determine the size, configuration, and location of each of these zones within Green Valley. To minimize possible confusion, the Zoning Map shows only the zones; no Planning Areas are delineated. If uncertain where the limits of each Planning Area are located, please refer to Figure 5, *Planning Areas*. Table 6-2 also indicates the zoning standards that apply to the various zoning categories. For instance, the Outdoor Dining Standards are applicable to only the "ER-C", "ER-MU1", and "ER-MU2" zones and the Interim Use Standards. *Paragraph amended 3/18/98 (Reso. 98-17)*

How does the Encinitas Ranch Zoning Ordinance relate to the City of Encinitas Zoning Ordinance?

In accordance with California Government Code §65860, each city within California must adopt a zoning ordinance which is consistent with the city's general plan. The City of Encinitas has adopted a zoning ordinance that is consistent with and serves to implement the City's adopted General Plan. Both the Encinitas Ranch Specific Plan and the Encinitas Ranch Zoning Ordinance are designed to be consistent with the City's General Plan. *Paragraph amended 3/18/98 (Reso. 98-17)*

The nine zones identified and discussed within the Encinitas Ranch Zoning Ordinance, as well as the Park and Recreation overlay and the Outdoor Dining Standards and Interim Use Standards apply only to the Encinitas Ranch Specific Plan Area. These zones and standards do not apply outside of the Specific Plan Area boundaries. The Encinitas Ranch Zoning Ordinance shall supercede all provisions, standards, and requirements of the City of Encinitas Zoning Ordinance. If a conflict arises between Title 30 and the Encinitas Ranch Zoning Ordinance, then the standards contained in the Encinitas Ranch Zoning Ordinance shall take precedence.

Definitions

The individual words and groups of words used in the Encinitas Ranch Zoning Ordinance are defined in Chapter 30.04 in Title 30 of the City of Encinitas Zoning Ordinance.

Portions of the City's Municipal Code are Incorporated by Reference into this Specific Plan

To prevent unnecessary redundancy between the Encinitas Ranch and the City of Encinitas Municipal Code, the following chapters and sections in Title 30, as adopted and subsequently amended by the City of Encinitas, are incorporated in their entirety by reference into the Encinitas Ranch Zoning Ordinance, unless otherwise amended or qualified within Section 6.0 of this document:

- Chapter 23.08 – *Design Review*
- Chapter 23.24 – *Grading, Erosion & Sedimentation Control*
- Chapter 24 – *Subdivisions*
- Chapter 30.01 – *General Provisions*
- Chapter 30.04 – *Chapter Definitions*
- Section 30.16.010B – *All Residential Zones*
- Section 30.16.010F – *Fences and Walls*
- Section 30.16.020B – *Planned Residential Development*
- Chapter 30.26 – *Adult Businesses*
- Chapter 30.28 – *Public/Semi-Public Zone*
- Chapter 30.34 – *Special Purpose Overlay*
- Chapter 30.40 – *Performance Standards*
- Chapter 30.46 – *Temporary Use Regulations*
- Chapter 30.48 – *Accessory Use Regulations*
- Chapter 30.54 – *Off-Street Parking*
- Chapter 30.55 – *Animal Regulations*
- Chapter 30.56 – *Recycling Facilities*
- Chapter 30.60 – *Signs*
- Chapter 30.72 – *Zoning Amendment*
- Chapter 30.74 – *Use Permits*
- Chapter 30.76 – *Nonconformities*
- Chapter 30.78 – *Variances*
- Chapter 30.80 – *Coastal Development Permit*

List amended 8/23/95 (Reso. 95-91), 3/18/98 (Reso. 98-17), and 2/13/02 (Ord. 2002-02).

The following provisions and zones shall apply throughout the Encinitas Ranch Specific Plan Area, subject to the following conditions.

6.1 AGRICULTURAL USES IN A NON-AGRICULTURAL ZONE

In all zones except the Open Space Zone, agricultural uses shall be permitted subject to the development and design guidelines of the Agricultural Zone; provided new agricultural uses in any Residential Zone shall require a Minor Use Permit. So long as any Williamson Act (Agricultural Preserve) contract is in effect for any area, use of such land shall be limited to the permitted agricultural uses. However, any land not zoned as open space and not under a Williamson Act contract may be used for agricultural operations until such land is developed pursuant to this Specific Plan. *Paragraph amended 3/18/98 (Reso. 98-17)*

Agricultural uses requiring permanent structures other than greenhouses and limited agricultural associated facilities (such as small laboratories, offices, packing sheds, and other similar uses), shall be permitted as a principal use in all Agricultural Zones. *Paragraph amended 3/18/98 (Reso. 98-17)*

6.2 AGRICULTURAL ZONE ("AG" ZONE)

6.2.1 DESCRIPTION OF AGRICULTURAL ZONES

Four separate areas within the Specific Plan Area are within the Encinitas Ranch Agricultural Zone; 68.0 acres within the East Saxony Planning Area, 26.3 acres within the South Mesa Planning Area, 10 acres within the North Mesa Planning Area and 25.7 acres within the Sidonia East Planning Area. The Agricultural Zone provisions below have been written broadly in order to encourage the continued agricultural use of portions of the Specific Plan Area and to provide a favorable setting in which to continue agricultural operations. *Paragraph added 3/18/98 (Reso. 98-17)*

6.2.2 USES PERMITTED

A. *Permitted Uses.* Subject to the provisions of Sections 6.2.2F and G below, the following uses shall be permitted in any area designated as an Agricultural Zone within the Encinitas Ranch Specific Plan. *List amended 8/23/95 (Reso. 95-91) and 3/18/98 (Reso. 98-17)*

Agricultural facilities, such as, greenhouses, tissue labs, related production and office facilities, and related marketing/distribution facilities (excluding retail sales).

Agriculture, arboriculture, and floriculture operations.

Agricultural support services when associated with on-site primary agricultural uses and provided that such uses are located with access to a Circulation Element Road.

Biotechnical and biogenetic uses and research operations when associated with on-site primary agricultural uses and provided that such uses are located with access to a Circulation Element Road.

Botanical garden.

Portions of the City's Municipal Code are Incorporated by Reference into this Specific Plan

To prevent unnecessary redundancy between the Encinitas Ranch and the City of Encinitas Municipal Code, the following chapters and sections in Title 30, as adopted and subsequently amended by the City of Encinitas, are incorporated in their entirety by reference into the Encinitas Ranch Zoning Ordinance, unless otherwise amended or qualified within Section 6.0 of this document:

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- Chapter 30.48 – *Accessory Use Regulations*
- Chapter 30.54 – *Off-Street Parking*
- Chapter 30.55 – *Animal Regulations*
- Chapter 30.56 – *Recycling Facilities*
- Chapter 30.60 – *Signs*
- Chapter 30.72 – *Zoning Amendment*
- Chapter 30.74 – *Use Permits*
- Chapter 30.76 – *Nonconformities*
- Chapter 30.78 – *Variances*
- Chapter 30.80 – *Coastal Development Permit*

List amended 8/23/95 (Reso. 95-91) and 3/18/98 (Reso. 98-17)

The following provisions and zones shall apply throughout the Encinitas Ranch Specific Plan Area, subject to the following conditions.

6.1 AGRICULTURAL USES IN A NON-AGRICULTURAL ZONE

In all zones except the Open Space Zone, agricultural uses shall be permitted subject to the development and design guidelines of the Agricultural Zone; provided new agricultural uses in any Residential Zone shall require a Minor Use Permit. So long as any Williamson Act (Agricultural Preserve) contract is in effect for any area, use of such land shall be limited to the permitted agricultural uses. However, any land not zoned as open space and not under a Williamson Act contract may be used for agricultural operations until such land is developed pursuant to this Specific Plan. *Paragraph amended 3/18/98 (Reso. 98-17)*

Agricultural uses requiring permanent structures other than greenhouses and limited agricultural associated facilities (such as small laboratories, offices, packing sheds, and other similar uses), shall be permitted as a principal use in all Agricultural Zones. *Paragraph amended 3/18/98 (Reso. 98-17)*

6.2 AGRICULTURAL ZONE ("AG" ZONE)

6.2.1 DESCRIPTION OF AGRICULTURAL ZONES

Four separate areas within the Specific Plan Area are within the Encinitas Ranch Agricultural Zone; 68.0 acres within the East Saxony Planning Area, 26.3 acres within the South Mesa Planning Area, 10 acres within the North Mesa Planning Area and 25.7 acres within the Sidonia East Planning Area. The Agricultural Zone provisions below have been written broadly in order to encourage the continued agricultural use of portions of the Specific Plan Area and to provide a favorable setting in which to continue agricultural operations. *Paragraph added 3/18/98 (Reso. 98-17)*

6.2.2 USES PERMITTED

- A. *Permitted Uses.* Subject to the provisions of Sections 6.2.2F and G below, the following uses shall be permitted in any area designated as an Agricultural Zone within the Encinitas Ranch Specific Plan. *List amended 8/23/95 (Reso. 95-91) and 3/18/98 (Reso. 98-17)*

Agricultural facilities, such as, greenhouses, tissue labs, related production and office facilities, and related marketing/distribution facilities (excluding retail sales).

Agriculture, arboriculture, and floriculture operations.

Agricultural support services when associated with on-site primary agricultural uses and provided that such uses are located with access to a Circulation Element Road.

Biotechnical and biogenetic uses and research operations when associated with on-site primary agricultural uses and provided that such uses are located with access to a Circulation Element Road.

Botanical garden.

Future farmers, 4-H, or similar projects.
Horticultural services.
Orchard and tree crops (including Christmas trees).
Parking lots, only for permitted uses.
Nurseries, horticultural (wholesale).
Recreation trails and paths, paved or unpaved.
Recycling of organic agricultural waste products and by-products for use within the Specific Plan Area.
Roadside sales of agricultural products. Operation of a stand, not to exceed an area of 500 square feet, for the display and sale of agricultural products. Said stand to be located not nearer than fifteen (15) feet to any street or highway, provided the roadside stand is not located within the Landscape Development Zone.
Signs, not to exceed thirty-two (32) square feet in area per side or eight (8) feet in height, advertising only the sale of the services or the products produced on the premises. Said signs may be double-sided and shall be stationary, unlighted, and contain no flashing or blinking objects or banners. There shall be a limit of one (1) sign per use, provided that two (2) signs per use are permitted if the use is accessible from two or more Circulation Element Roads. These two (2) signs must be parallel to each other if located along the same road, and cannot be perpendicular to one another if located within 50 yard of one another.
Single dwelling unit.
Water reservoir.

- B. *Major Use Permit.* The following uses are permitted provided a Major Use Permit is approved pursuant to the Municipal Code. *List amended 3/18/98 (Reso. 98-17)*

Agricultural biotechnical and biogenetic uses and agricultural research operations when intended as primary uses.
Agricultural support services when intended as a primary use.
Recycling of organic agricultural waste products and by-products for use outside the Specific Plan Area.

- C. *Minor Use Permit.* Each of the following uses are permitted provided a Minor Use Permit is approved pursuant to the Municipal Code. *List amended 3/18/98 (Reso. 98-17)*

Farm employee housing, including mobile homes.
Nurseries, horticultural (retail) – covered or uncovered.
Roadside sales of agricultural products. Operation of a stand, greater than 500 square feet but not exceeding an area of 1,500 square feet, for the display and sale, by the occupant of the premises, of agricultural products. Said stand to be located not nearer than fifteen (15) feet to any street or highway, provided the roadside stand is not located within the Landscape Development Zone.

- D. *Permitted Accessory Uses.* Any use that is not specifically listed in Subsections A, B, and C, above, may be considered a permitted accessory use provided that the Director of Community Development finds that the proposed accessory use is substantially the same in

character as those listed in the designated subsections. Accessory uses are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to the primary use(s). Such a use is subject to the permit process which governs the category in which it falls.

E. *Animal Regulations.* The keeping of large domesticated animals and/or wild or undomesticated animals shall be subject to the requirements of Chapter 30.55, Animal Regulations, of Title 30, Zoning, of the City of Encinitas Code.

F. *Prohibited Uses.* The following uses are prohibited within any Agricultural Zone within the Encinitas Ranch Specific Plan Area: *List added 3/18/98 (Reso. 98-17)*

Animal waste processor.

Feed lot, cattle ranch or dairy farm.

Incineration of agricultural materials when not associated with on-site primary agricultural uses.

Pig farm.

Poultry farm.

Activities involving the commercial agriculture use of animals similar in nature or character to any of the foregoing (provided, incidental activities such as Future Farmers, 4-H, or similar projects and other activities accessory or ancillary to otherwise permitted agricultural activities shall be permitted).

G. *Limitations in Agriculturally Zoned Areas.* Except with respect to greenhouses and other crop protection structures, the provisions set forth below shall apply to the agriculturally zoned area within the Specific Plan Area. Said provisions are in addition to all other provisions within this Specific Plan applicable to the Agricultural Zone. *Paragraph added 3/18/98 (Reso. 98-17)*

1. Lighting, parking and other similar facilities shall be oriented to minimize impacts on adjacent residential areas to the extent reasonably feasible and consistent with agricultural operations. *Paragraph added 3/18/98 (Reso. 98-17)*
2. When adjacent to residentially zoned areas and public streets, the fifty-foot setback (see Zone Standards Table in Section 6.2.3B) shall be increased by two (2) feet for every foot building height exceeds thirty-five (35) feet. *Paragraph added 3/18/98 (Reso. 98-17)*
3. No field crops shall be allowed within fifty feet from the western boundary of the Sidonia East Planning Area, north of Leucadia Boulevard. *Paragraph added 3/18/98 (Reso. 98-17)*
4. Concurrent with any new development (not including remodels, repairs and maintenance) adjacent to Sidonia Street the property owner shall screen the new development by installing drought tolerant landscaping 25 feet in width, provided the emergency access point to Sidonia Street shall not be landscaped. The 25 feet

of landscaping shall be measured from the existing edge of pavement as of the date of adoption of this Specific Plan (approximately 28 feet). A 5 foot fence shall be located at the eastern edge of the 25 foot landscaped area. The property owner may elect to install an additional fence that is visually open up to 5 feet in height on the property line for the purpose of securing the property. Any trail located within the 25 foot landscaped area shall be located within the public right-of-way. Drought tolerant landscaping along Sidonia Street shall be maintained by the property owner. When new development is located adjacent to Leucadia Boulevard and Quail Gardens Drive, the property owner shall install a 5 foot fence at the edge of the Landscape Development Zone. *Paragraph added 3/18/98 (Reso. 98-17)*

- H. *Design Review.* All new buildings, new landscaping or new construction within the agricultural Zone shall be subject to the provisions of Chapter 23.08 of the City of Encinitas Municipal Code, Design Review, excluding new buildings, new landscaping or new construction meeting the criteria described in (1.) or (2.): *Paragraph added 3/18/98 (Reso. 98-17)*

(1.) new buildings, new landscaping or new construction for agricultural uses permitted by right with structures (a) located a minimum of one hundred (100) feet from the western boundary of the Sidonia East Planning Area or any public street, and (b) not exceeding a height of thirty-five (35) feet. *Paragraph added 3/18/98 (Reso. 98-17)*

(2.) greenhouses and related facilities not exceeding a height of thirty-five (35) feet. *Paragraph added 3/18/98 (Reso. 98-17)*

- I. *Performance Standards.* The performance standards of the Municipal Code (Chapter 30.40) shall apply. Concurrent with new development (not including remodels, repairs and maintenance), roof or ground-mounted mechanical equipment, outdoor storage, and parking shall be screened from public streets through the use of structure design, structure/operation locations, existing fencing, existing landscaping or the provision of new landscaping/fencing. All lighting shall be directed on-site. *Paragraph added 3/18/98 (Reso. 98-17)*

6.2.3 DEVELOPMENT STANDARDS

- A. *Building Height Limits:* Non-residential agricultural structures shall be limited to thirty-five (35) feet and residential structures shall be subject to the provisions of City of Encinitas Municipal Code Section 30.16.01B7. The thirty-five (35) foot limit for non-residential agricultural structures may be increased up to forty-five (45) feet to accommodate greenhouse gables, extreme roof pitch and two story centralized warehouse/office areas for storage, automated equipment or other similar needs requiring extraordinary interior ceiling clearance, provided the aggregate footprint of all structures exceeding thirty-five (35) feet in height may not exceed 10% of the aggregate footprint of all structures (including greenhouses) located on the parcel in which the structures exceeding thirty-five (35) feet are located. *Paragraph amended 3/18/98 (Reso. 98-17)*

B. *Specific Agricultural Zone Standards:*

1. SPECIFIC AGRICULTURAL ZONE STANDARDS – AGRICULTURAL USES ⁽³⁾	AG ZONE	
	Greenhouse and Other Crop Protection Structures	All Other Agriculture Buildings
Maximum Percentage of Net Area Covered with Buildings/Structures	No requirement	No requirement
Minimum Lot Area ⁽¹⁾	10 AC	10 AC
Minimum Lot Width	No requirement	No requirement
Minimum Lot Depth	No requirement	No requirement
Front Yard Setback	No requirement	No requirement
Street Side Yard Setback	No requirement	No requirement
Interior Side Yard Setback	No requirement	No requirement
Rear Yard Setback	No requirement	No requirement
Minimum Setback for any Structure Adjacent to Public Streets and Residentially Zoned Areas	25 FT	50 FT
Maximum Encroachments into Yards ⁽²⁾	4 FT for all yards	4 FT for all yards
Minimum Distance Between Buildings	No requirement	No requirement
Minimum Setback for Any Building from Offsite, Non- residential zones	10 FT	10 FT

Table amended 3/18/98 (Reso. 98-17)

(1) May be reduced to allow farm employee housing (not to exceed 25 units within the overall Encinitas Ranch Specific Plan Area, including a maximum of 10 units within the Sidonia East Planning Area) and to isolate areas in which development is restricted.

(2) Includes encroachments by chimneys, fireplaces, steps, stairs, eaves, porches, balconies, decks, bay windows, planters, and similar architectural features.

(3) Setbacks shall apply in the Agricultural Zone regardless of the status of a Williamson Act contract.

2. SPECIFIC AGRICULTURAL ZONE STANDARDS – RESIDENTIAL USES	AG ZONE
Maximum Percentage of Net Area Covered with Buildings/Structures	No requirement
Minimum Lot Area ⁽¹⁾	10 AC
Minimum Lot Width	No requirement
Minimum Lot Depth	No requirement
Front Yard Setback	25 FT
Street Side Yard Setback	20 FT
Interior Side Yard Setback	15 FT
Rear Yard Setback	25 FT
Maximum Encroachments into Yards ⁽²⁾	4 FT for all yards
Accessory Building Encroachments into Yards	No encroachment permitted into front or streetside yards; 10 FT encroachment permitted into interior side and rear yards.
Minimum Distance Between Buildings	10 FT

Table amended 3/18/98 (Reso. 98-17)

(1) May be reduced to allow farm employee housing (not to exceed 25 units within the overall Encinitas Ranch Specific Plan Area, including a maximum of 10 units within the Sidonia East Planning Area) and to isolate areas in which development is restricted.

(2) Includes encroachments by chimneys, fireplaces, steps, stairs, eaves, porches, balconies, decks, bay windows, planters, and similar architectural features.

- C. *Maximum Net Housing Density:* One (1) single family detached dwelling unit per ten (10) acres. Farm employee housing may be developed in all agricultural zones subject to issuance of a Minor Use Permit by the City. Allowable density, lot size, and building setbacks for farm employee housing shall be determined at the Minor Use Permit stage. New farm employee housing shall not exceed 25 units within the overall Encinitas Ranch Specific Plan Area, including a maximum of 10 units within the Sidonia East Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

6.3 PARK AND RECREATION OVERLAY

Park and recreation uses are permitted uses in any area within the Encinitas Ranch Specific Plan Area which has been made subject to a Park and Recreation overlay by this Specific Plan. Park and Recreation overlays are permitted in all zones located within the Encinitas Ranch Specific Plan Area except "OS" and "AG" zones and Magdalena Ecke Park; provided, however, that a Park and Recreation overlay is expressly permitted in the "OS" zone which borders El Camino Real, south of Leucadia Boulevard. *Paragraph amended 8/23/95 (Reso. 95-91)*

6.3.1 USES PERMITTED

- A. *Permitted Uses.* The following uses shall be permitted in any area(s) with a Park and Recreation overlay in the Encinitas Ranch Specific Plan. *List amended 3/18/98 (Reso. 98-17)*

- Accessory uses, incidental and supplemental to principal permitted uses.
- Botanical garden.
- Community swimming pool and/or spas.
- Croquet lawns and facilities.
- Detention, retention, sedimentation, and urban runoff basins.
- Drainage and flood control structures and facilities.
- Dwelling unit, caretaker.
- Fire station.
- Golf course, club house facilities, and driving range.
- Lawn bowling.
- Library.
- Maintenance buildings and facilities including storage for maintenance equipment.
- Noncommercial community association recreation and assembly buildings and facilities.
- Outdoor dining uses and accessory facilities, subject to the provisions of Section 6.10 in this zoning ordinance.
- Parking lots, only for permitted uses.
- Picnic areas.
- Public parks and playgrounds with associated facilities (parks may contain active and/or passive uses).
- Public recreation areas and associated facilities.
- Recreation trails and paths, paved or unpaved.
- Restroom buildings and facilities.
- Senior center/senior day care facility.
- Youth center.

- B. *Major Use Permit.* The following uses are permitted only in the Green Valley and West Saxony Planning Areas of the Encinitas Ranch Specific Plan Area, provided a Major Use Permit is approved pursuant to the Municipal Code. *Paragraph amended 3/18/98 (Reso. 98-17)*

Amphitheater.

Athletic playing fields, not including lighted fields.
Museum
Theater.

- C. *Major Use Permit – Green Valley Planning Area Only.* The following use is permitted only in the Green Valley Planning Area of the Encinitas Ranch Specific Plan Area, provided a Major Use Permit is approved pursuant to the Municipal Code.

Multi-purpose stadium (e.g., sports, track & field, musical events, etc.), with or without lighting.

- D. *Permitted Accessory Uses.* Any use that is not specifically listed in Subsections A, B, and C, above, may be considered a permitted accessory use, provided that the Director of Community Development finds that the proposed accessory use is substantially the same in character as those listed in the designated subsections. Accessory uses are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to the primary use(s). Such a use is subject to the permit process which governs the category in which it falls.

6.3.2 DEVELOPMENT STANDARDS

- A. *Minimum Lot Area.* No minimum lot size required.
- B. *Height Requirements.* Thirty-five (35) feet, which shall include any flagpoles, antennas, chimneys and other non-habitable structures and architectural features. *Paragraph amended 8/23/95 (Reso. 95-91)*
- C. *Automobile and Motorcycle Parking Requirements.* The following parking requirements shall apply to all uses within designated Park and Recreation overlays, unless a parking study is prepared to support the proposed reduction in parking spaces.
1. Golf Courses: Ten (10) spaces for each hole, plus one (1) space for every 200 square feet of gross floor area located in a clubhouse or similar building.
 2. Parks, Playgrounds and Recreation Areas: One (1) space for every 8,000 square feet of active recreational area within a park, playground or recreational area, plus one (1) space per acre of passive recreational area.
 3. Youth Center: One (1) space for each 200 square feet of gross floor area, provided that swimming pools shall not be counted as floor space.
 4. No motorcycle parking spaces shall be required if less than 25 automobile parking spaces are provided. For the first 25-100 automobile parking spaces provided, four (4) motorcycle parking spaces shall also be provided. One (1) additional motorcycle parking space shall be required for each additional 25 parking spaces or portion thereof above 100 spaces.

D. *Bicycle Parking Requirements:*

1. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.
2. One (1) space shall be provided for each 33 required automobile spaces, or portion thereof.

E. *Fencing – Green Valley Planning Area Only.* A minimum six (6) foot high decorative chain link fence shall be erected between the athletic playing fields in the Green Valley Planning Area and the natural vegetation planted in and adjacent to the drainage channel that parallels the west side of El Camino Real.

6.4 OPEN SPACE ZONE (“OS” ZONE)

6.4.1 USES PERMITTED

Unless subject to a Park and Recreation overlay, only the following uses shall be permitted within an area designated as Open Space.

A. *Permitted Uses.* The following uses shall be permitted in all Open Space Zones (“OS” Zones) located within the Encinitas Ranch Specific Plan Area: *List amended 3/18/98 (Reso. 98-17)*

Recreation trails and paths and associated structures.

B. *Minor Use Permit.* The following uses are permitted provided a Minor Use Permit has been granted pursuant to the Municipal Code.

Bicycle trails and paths for non-motorized equipment and vehicles.

C. *Other Uses.* Any use that is not specifically listed in Subsections A and B, above, may be considered a permitted use provided that the Director of Community Development finds that the proposed use is substantially the same in character and intensity as those uses listed in Subsection A. The intent of the Open Space Zone is to preserve biological and cultural resources intact, while allowing minimal human access into the zone.

6.4.2 DEVELOPMENT STANDARDS

Unless subject to a Park and Recreation overlay, an area designated as Open Space shall be subject to the following development standards:

A. The maximum width of any trail or path located in natural open space areas shall not exceed six (6) feet in width, unless required by the City Engineer or a governmental/quasi-governmental agency for safety or access reasons.

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- B. Recreation trails in natural open space areas shall be sited to avoid, to the maximum extent feasible, adverse impacts to existing native plant materials and wildlife. The City shall not authorize the use of trails in natural open space areas (subject to the Open Space Zone) by horses and non-motorized bicycles unless such use is first reviewed and approved by the California Department of Fish and Game and the U.S. Fish and Wildlife Service. *Paragraph amended 8/23/95 (Reso. 95-91) and 3/18/98 (Reso. 98-17)*
- C. Vertical grade of trails and paths shall not exceed twenty (20) percent, unless specific exceptions to this standard are approved by the City Engineer.
- D. The cross-sectional pitch of any trail shall be one (1) percent minimum to five (5) percent maximum to ensure natural sheet flow to avoid concentration of drainage.
- E. Fencing trails and paths is not desirable and shall not be required unless necessary to limit intrusion into sensitive habitats by humans and domesticated animals, or to separate users of the trails and paths from potentially hazardous conditions such as steep slopes or embankments.
- F. Native vegetation shall be planted/maintained adjacent to trails within sensitive habitat areas to discourage uncontrolled access into such areas. *Paragraph amended 8/23/95 (Reso. 95-91)*

6.5 SINGLE FAMILY RESIDENTIAL ZONES ("ER-SFR3," "ER-SFR3V" & "ER-SFR5" ZONES)

6.5.1 DESCRIPTION OF SINGLE FAMILY RESIDENTIAL ZONES

Three single family residential zones are established within the Encinitas Ranch Specific Plan Area; the Encinitas Ranch single family residential zone with a maximum density of 3.0 dwelling units per acre ("ER-SFR3"), the Encinitas Ranch single family residential zone with a maximum density of 5.0 dwelling units per acre ("ER-SFR5"), and the Encinitas Ranch single family residential zone with an aggregate maximum density (as defined in this Plan) of 3.0 dwelling units per acre as described in Section 6.5.3B, below ("ER-SFR3V"). The ER-SFR3V Zone permits a variety of lot sizes within the residential portion of the South Mesa Planning Area, subject to the maximum limit of dwelling units within the South Mesa Planning Area and the allowed density (3.0 DU/AC) for all ER-SFR3 Zones permitted under this Plan. *Paragraph added 3/18/98 (Reso. 98-17)*

6.5.2 USES PERMITTED

- A. *Permitted Uses.* The following uses shall be permitted in all Single Family Residential Zones ("ER-SFR3," "ERSFR3V" and "ER-SFR5" Zones) located within the Encinitas Ranch Specific Plan Area. *List amended 3/18/98 (Reso. 98-17)*

Accessory buildings and uses.

(Existing) Agricultural facilities.

(Existing) Agriculture, arboriculture, and floriculture operations.

One (1) accessory unit, pursuant to Chapter 30.48 of the City Municipal Code.
Congregate care facilities (6 or fewer).
Dwelling unit, one-family.
Educational institution, public.
Family day care home (12 or fewer children).
Group care home.
Home occupations.
Mobile home, when used as a dwelling unit and in conformance with California State Code.
Recreational facilities, private.
Utility lines – sewer, gas, petroleum, cable television, telephone, electric, etc.

- B. *Major Use Permit.* The following uses are permitted in the “ER-SFR3,” “ER-SFR3V” and “ER-SFR5” Zones, provided a Major Use Permit is approved pursuant to the Municipal Code. *List amended 3/18/98 (Reso. 98-17)*

Agricultural facilities as permitted by a Major Use Permit in Section 6.2.2 of this zoning ordinance.
Churches, synagogues and other similar religious structures and facilities including incidental uses such as assembly, work rooms, living quarters of a priest, minister or family, and day care and educational facilities.
Congregate care facilities (16 or more)
Convalescent home.
Educational institution, private.
Electrical distribution substation.
Hotels, resort hotels, motels and motor inns.
Mobile home park.
Parks and recreational areas, public.
Recreational facilities, public.
Water reservoir.

- C. *Major Use Permit – “ER-SFR3” and “ER-SFR3V” Zones Only.* The following uses are permitted in only the “ER-SFR3” and “ER-SFR3V” Zones, provided a Major Use Permit is approved pursuant to the Municipal Code. *List amended 3/18/98 (Reso. 98-17)*

Cultural facilities including museums and ancillary uses.
(New) Agriculture, arboriculture, and floriculture operations.

- D. *Minor Use Permit.* The following uses are permitted in the “ER-SFR3,” “ER-SFR3V” and “ER-SFR5” Zones, provided a Minor Use Permit has been approved pursuant to the Municipal Code. *List amended 3/18/98 (Reso. 98-17)*

(New) Agricultural facilities as permitted by a Minor Use Permit.
Congregate care (7 to 15).
Day care center.
Fire station.

Outdoor dining uses and accessory facilities when provided in conjunction with a hotel, resort hotel, motel, or motor inn.

- E. *Permitted Accessory Use.* Any use that is not specifically listed in Subsections A, B, C and D, above, may be considered a permitted accessory use, provided that the Director of Community Development finds that the proposed accessory use is substantially the same in character and intensity as those listed in the designated subsections. Accessory uses are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to the primary use(s).

6.5.3 DEVELOPMENT STANDARDS

Unless specific exceptions are noted below, the following Development Standards shall apply to all Single Family Residential Zones (the "ER-SFR3," "ER-SFR3V" & "ER-SFR5" Zones) within the Encinitas Ranch Specific Plan Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

- A. *Building Height Limits:* Twenty-two (22) feet (measured from finished grade in conformity with the final subdivision map approved by the City) or two (2) stories, whichever is less, subject to the following exceptions: *Paragraph amended 3/18/98 (Reso. 98-17)*
1. The following projections may extend no more than eight (8) feet above the maximum permitted height; provided, however, that in no case shall these projections extend above a thirty (30) foot maximum building height: radio and television antennas, flagpoles, chimneys, towers, hips and gables, roofs sloped at 4 and 12 or greater, spires and sun decks. *Paragraph amended 3/18/98 (Reso. 98-17)*
 2. The "ER-SFR5" Zone within the Sidonia East Planning Area shall be subject to the provisions of City of Encinitas Municipal Code Section 30.16.01B7. *Paragraph added 3/18/98 (Reso. 98-17)*

B. *Specific Single Family Residential Zone Standards:*

SPECIFIC SINGLE-FAMILY RESIDENTIAL ZONE STANDARDS	ER-SFR3 ZONE 8,000 SF MIN
Maximum Density ⁽¹⁾	3.0 DU/AC
Maximum Percentage of Area Covered with Buildings/Structures	40%
Minimum Lot Size (net)	8,000 SF ⁽⁴⁾
Minimum Lot Width ⁽²⁾	70 FT
Minimum Lot Width ⁽²⁾ (on cul-de-sacs only)	25 FT
Minimum Lot Depth	100 FT
Panhandle Width on a Flag Lot	20 FT
Front Yard Setback	20 FT ⁽³⁾
Street Side Yard Setback	15 FT ⁽⁶⁾
Interior Side Yard Setback	10 FT ⁽⁶⁾
Rear Yard Setback	25 FT
Maximum Encroachments into Yards ⁽³⁾	4 FT for all yards

Table added 3/18/98 (Reso. 98-17)

- (1) Density for residential development shall be determined based on the maximum total number of allowable units as shown in Table 3-1, Encinitas Ranch Land Use Plan Summary, which reflects the public dedication of otherwise developable land (e.g., the golf course), and other substantial improvements and benefits provided to the City pursuant to the Development Agreement (see Section 9.4 of this Specific Plan), including but not limited to the landowners' agreement to finance public facilities.
- (2) Measured at the front yard setback.
- (3) Includes encroachments by chimneys, fireplaces, steps, stairs, eaves, porches, balconies, decks, bay windows, planters, and similar architectural features.
- (4) The ER-SFR3 zoned portion of the Sidonia East Planning Area requires a minimum lot size of 20,000 SF.
- (5) Provided a side loaded garage is used, and any second story shall have a 20 ft. front yard setback, a reduction to a minimum of 10 feet is allowed on up to 10% of the ER-SFR3 lots in the Quail Hollow East Planning Area.
- (6) A 50% reduction in either street side yard or interior side yard may be allowed in the Design Review process for single story residences located on corner lots of not less than 8,000 S.F. in lot size. However a 5 ft minimum interior side yard setback shall be maintained.

SPECIFIC SINGLE-FAMILY RESIDENTIAL ZONE STANDARDS	ER-SFR3V ZONE 8,000 SF MIN	ER-SFR3V ZONE 6,000 SF MIN	ER-SFR3V ZONE 5,000 SF MIN
Maximum Density ⁽¹⁾	3.0 DU/AC ⁽⁴⁾	3.0 DU/AC ⁽⁴⁾	3.0 DU/AC ⁽⁴⁾
Maximum Percentage of Area Covered with Buildings/Structures	40%	40%	45%
Minimum Lot Size (net) ^(x)	8,000 SF ⁽⁵⁾	6,000 SF ⁽⁵⁾	5,000 SF ⁽⁵⁾
Minimum Lot Width ⁽²⁾	70 FT	60 FT	55 FT
Minimum Lot Width ⁽²⁾ (on cul-de-sacs only)	25 FT	25 FT	20 FT
Minimum Lot Depth	100 FT	100 FT	90 FT
Panhandle Width on a Flag Lot	20 FT	20 FT	20 FT
Front Yard Setback	20 FT	20 FT	20 FT
Street Side Yard Setback	15 FT ⁽⁶⁾	10 FT	10 FT
Interior Side Yard Setback	10 FT ⁽⁶⁾	5 FT	5 FT
Rear Yard Setback	25 FT	25 FT	20 FT
Maximum Encroachments into Yards ⁽³⁾	4 FT for all yards	4 FT for all yards	4 FT for all yards ⁽³⁾

Table added 3/18/98 (Reso. 98-17)

- (1) Density for residential development shall be determined based on the maximum total number of allowable units as shown in Table 3-1, Encinitas Ranch Land Use Plan Summary, which reflects the public dedication of otherwise developable land (e.g., the golf course), and other substantial improvements and benefits provided to the City pursuant to the Development Agreement (see Section 9.4 of this Specific Plan), including but not limited to the landowners' agreement to finance public facilities.
- (2) Measured at the front yard setback.
- (3) Includes encroachments by chimneys, fireplaces, media niches, steps, stairs, eaves, porches, balconies, decks, bay windows, planters, and similar architectural features, however a 5 ft. minimum side yard setback shall be maintained, except lots less than 6,000 square feet may have a maximum encroachment into the 5 ft. interior side yard setback of 2 ft. for chimneys, fireplaces and media niches.
- (4) Aggregate maximum density for the ER-SFR3V Zoning Area (South Mesa Planning Area).
- (5) No more than 40% of all lots in the ER-SFR3V Zone shall be less than 6,000 square feet and at least 20% shall be at least 8,000 square feet.
- (6) A 50% reduction in either street side yard or interior side yard may be allowed in the Design Review process for single story residences located on corner lots of not less than 8,000 S.F. in size. However, a 5 ft minimum interior side yard setback shall be maintained.
- (x) The single family lots located between the elementary school site and the golf course shall be a minimum of 20,000 square feet in size (see Figure 12).

SPECIFIC SINGLE-FAMILY RESIDENTIAL ZONE STANDARDS	ER-SFR5 ZONE
Maximum Density ⁽¹⁾	5.0 DU/AC
Maximum Percentage of Area Covered with Buildings/Structures	50%
Minimum Lot Size (net)	4,000 SF
Minimum Lot Width ⁽²⁾	45 FT
Minimum Lot Width ⁽²⁾ (on cul-de-sacs only)	20 FT
Minimum Lot Depth	70 FT
Panhandle Width on a Flag Lot	20 FT
Front Yard Setback	15 FT
Street Side Yard Setback	10 FT
Interior Side Yard Setback	5 FT
Rear Yard Setback	15 FT
Maximum Encroachments into Yards ⁽³⁾	4 FT for all yards ⁽³⁾

Table added 3/18/98 (Reso. 98-17)

- (1) Density for residential development shall be determined based on the maximum total number of allowable units as shown in Table 3-1, Encinitas Ranch Land Use Plan Summary, which reflects the public dedication of otherwise developable land (e.g., the golf course), and other substantial improvements and benefits provided to the City pursuant to the Development Agreement (see Section 9.4 of this Specific Plan), including but not limited to the landowners' agreement to finance public facilities.
- (2) Measured at the front yard setback.
- (3) Includes encroachments by chimneys, fireplaces, media niches, steps, stairs, eaves, porches, balconies, decks, bay windows, planters, and similar architectural features, however, a 5 ft. minimum interior side yard setback shall be maintained, except a maximum encroachment into side yards of 2 ft. for chimneys, fireplaces and media niches shall be allowed.

ENCINITAS RANCH SINGLE FAMILY DENSITY TRANSFER

PLANNING AREA	DU/ AC	ALLOWABLE DU ⁽¹⁾	TRANSFERRED ⁽¹⁾ 5% INCREASE	MAX. DUS ⁽²⁾
Quail Hollow East 21.1 ac	3	63	3	66
North Mesa 6.2 ac	3	18	1	19
8.0 ac	5	40	0	40
Sidonia East 4.2 ac ⁽³⁾	3	12	-4 ⁽³⁾	8 ⁽³⁾
8.3 ac	5	41	0	41
South Mesa 117.8 ac	3	353	17	370
		527 ⁽²⁾		

Table added 3/18/98 (Reso. 98-17)

- (1) Transfer of density only allowed if Final Map recordation of a Planning Area listed above, or portion thereof, results in fewer than allowed units.
- (2) In any case, the maximum number of units in the above referenced Planning Areas shall not exceed 527 units in aggregate.
- (3) The 4.2 acre Sidonia East 3.0 DU per acre area shall have minimum 20,000 S.F. lots and a maximum of 8 lots, with the remaining 4 lots transferable to another Planning Area.

C. *Auxiliary Structures/Equipment and Utilities.* In the Single Family Residential Zones, the following development standards related to auxiliary structures/equipment and utilities shall apply:

1. All roof appurtenances including, but not limited to air conditioning units and mechanical equipment, shall be shielded and architecturally screened from ground level views from on-site parking areas, adjacent public streets, and adjacent properties.
2. All ground mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas and adequate areas for collecting and loading recyclable materials, shall be completely screened from surrounding properties by use of a wall, fence, landscaping, or combination thereof, or shall be enclosed within a building or other acceptable screening devices. The requirement for adequate areas for collecting and loading recyclable materials only applies to developments that utilize trash bins/dumpsters.
3. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with the appropriate screening treatment. All new and existing utility connections within the boundaries of the project shall be placed underground, where reasonable and feasible, in accordance with City of Encinitas, Public Utilities Commission, and local utility company standards. Transformer, terminal boxes, meter cabinets, pedestals ducts and other facilities may be placed above ground provided they are screened with landscaping or other appropriate screening devices.
4. Outdoor storage areas shall be entirely enclosed by solid masonry walls not less than six (6) feet in height to adequately screen such areas from view. Reasonable substitutions such as masonry, wood, or metal pilasters with wrought iron or tubular steel may be used in place of a solid masonry wall if approved during Design Review.

D. *Accessory Structures.* Accessory structures shall conform to the standards set forth in Section 30.16.010E of Title 30, Zoning, of the City of Encinitas Code, except as otherwise superseded under Section 6.5.2.B., Specific Single Family Residential Zone Standards, in these Development Standards.

E. *Walls and Fences.* In the Single Family Residential Zones, the development standards related to walls and fences contained in Section 30.16.010F, *Fences and Walls*, of the City's Municipal Code shall apply.

F. *Off-Street Parking Requirements.* The number of off-street parking spaces required for automobiles in the Single Family Residential Zones shall be:

1. Two (2) enclosed garage spaces for each unit up to 2,500 square feet gross floor area. Three (3) spaces are required for dwelling units in excess of 2,500 square feet; at least

two of the three spaces must be provided in a garage. Access drives that fall within the required setback may be counted toward any parking required in excess of the first two (2) spaces. *Paragraph amended 3/18/98 (Reso. 98-17)*

2. One (1) off-street parking space shall be provided for each accessory unit in addition to any off-street parking requirements for the principal unit. The parking space for the accessory unit may be located in the required front yard setback or in a driveway. *Paragraph amended 3/18/98 (Reso. 98-17)*

G. *Natural Open Space Buffer.* A minimum 50 foot wide landscape buffer shall be required as a building setback between the edge of any residential building which directly abuts a natural open space area and the natural open space area. This buffer shall be landscaped with native and drought tolerant plant materials, as appropriate. In addition, a minimum 42-inch high wall or fence shall be erected on the residential property line boundary. The wall or fence shall be either constructed as a solid masonry wall or as a minimum 18-inch high masonry wall with wrought iron above. Wooden fencing and chain link fencing are prohibited. A similar wall or fence with a minimum height of 42 inches shall be erected on the property line of any residential lot that directly abuts the golf course. The purpose of the wall or fence shall be to minimize human intrusion into the open space area and the golf course, while permitting visibility.

H. *Accessory Residential Units.* Accessory residential units are permitted on parcels zoned either "ER-SFR3," "ER-SFR3V," or "ER-SFR5" as specified in Section 30.48.010W, *Accessory Units*, of the City's Municipal Code. *Paragraph amended 3/18/98 (Reso. 98-17)*

6.6 MIXED USE ZONE ("ER-MU1" ZONE)

6.6.1 USES PERMITTED

- A. *Permitted Uses.* The following uses shall be permitted in the "ER-MU1" Mixed-Use Zone in the Encinitas Ranch Specific Plan Area. All uses, except for agriculture-related uses and those exceptions noted below, shall be located within an enclosed building unless authorized by a Minor Use Permit. *List amended 3/18/98 (Reso. 98-17)*

Administrative and professional offices, including but not limited to business, law, architectural, engineering, and community planning offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.

Agricultural facilities as provided in Section 6.1 of this zoning ordinance.

Agriculture, arboriculture, and floriculture operations.

Alcoholic beverage sales (off premise).

Antique sales, retail.

Apartment houses, condominiums, townhomes and multi-family dwelling units (dwelling units constructed over and behind commercial/office uses are expressly permitted).

Art galleries.

Bakery (retail).

Bank/savings and loan.

Barber and beauty shop (Cosmetology).

Book sales.

Candy and confectionery sales.

Charitable bins and depositories.

Churches, synagogues, and other similar religious structures and facilities including incidental uses such as assembly, work rooms, living quarters of a priest, minister or family, and day care and educational facilities on properties designated as C/S on the Zoning Map.

Clothing and costume, sales and rental.

Club, private.

Club – athletic, health, exercise, fitness, or recreational (fully enclosed uses only).

Coffee shop.

Coins, purchase and sales.

Communications equipment sales and rental.

Computer software and hardware sales and rental.

Congregate care facilities (6 or fewer).

Conservatory of music.

Convenience store.

Cosmetic design studio.

Cutlery sales.

Dairy store.

Dance studio.

Day-care center.

Delicatessen.
Dental clinic and offices.
Dressmaking shop.
Drug store.
Dry cleaning, retail and self-service with on-site cleaning permitted.
Dwelling unit, one-family.
Dwelling unit, two-family.
Dwelling unit, three-family.
Dwelling unit, multi-family.
Educational institution, public.
Family day care home (12 or fewer children).
Fire station.
Florist shop.
Furniture sales and rental.
Gem, precious stone retail.
Gift shop.
Group care home.
Hair salon.
Hardware store.
Hat shop.
Health food store.
Hobby supply shop.
Home occupations.
Ice cream/yogurt shop and parlor.
Ice sales, storage and retail.
Interior decorating service.
Jewelry sales.
Lapidary shop, retail (gems).
Laundry.
Laundromat.
Library.
Lithographic service.
Locksmith.
Machine and tool sales.
Mail order house/business.
Market, wholesale or retail – food, produce, fruit, vegetable, fish, and poultry and meat markets (not including slaughtering).
Medical offices.
Medical clinics.
Motor vehicle parts store.
Music/record/compact disc store.
Newsstand.
Notions and dry goods store.
Office (business and professional uses).
Office equipment/supplies sales.
Optical products sales.

Orthopedic devices sales.
Outdoor dining uses and accessory facilities, subject to the provisions of Section 6.10 in this zoning ordinance.
Paper product sales.
Parks and recreational areas.
Pet shop/pet groom.
Pharmacy.
Photocopy shop.
Photoengraving and finishing.
Photofinishing, retail.
Photographic, camera and film supplies.
Photographic studio.
Plumbing shop.
Post office.
Postal annex, private ownership.
Pottery sales.
Printing.
Public utilities office.
Radio/television sales.
Real estate office.
Recreational facilities, private.
Recycling collection facilities.
Reducing salons and weight loss centers/clinics.
Rest homes.
Restaurant (no alcohol sales).
Retail sales.
Second hand store.
Shoe repair/sales.
Sporting goods sales.
Stationery store.
Surf shops, retail.
Tailor shop.
Telephone answering service.
Utility lines – sewer, gas, petroleum, cable television, telephone and electric lines.
Wearing apparel shop.
Wood products sales, retail.

- B. *Major Use Permit.* The following uses are permitted provided a Major Use Permit has been approved pursuant to the Municipal Code. *List amended 3/18/98 (Reso. 98-17)*

Agricultural facilities as provided in Section 6.1 of this zoning ordinance.
Amphitheater.
Bowling alleys.
Churches, synagogues and other similar religious structures and facilities including incidental uses such as assembly, work rooms, living quarters of a priest, minister

or family, and day care and educational facilities on properties without a C/S designation on the Zoning Map.
Congregate care facilities (16 or more).
Convalescent home
Educational institution, private.
Electrical distribution substation.
Museum.
Restaurant (with alcohol sales).
Schools, technical.
Theater.

- C. *Minor Use Permit.* The following uses are permitted provided a Minor Use Permit has been granted pursuant to the Municipal Code. List amended 3/13/98 (Reso. 98-17)

Agricultural facilities as provided in Section 6.1 of this zoning ordinance.
Congregate care (7 to 15).

- D. *Permitted Accessory Uses.* Any use that is not specifically listed in Subsections A, B, and C, above, may be considered a permitted accessory use provided that the Director of Community Development finds that the proposed accessory use is substantially the same in character as those listed in the designated subsections. Accessory uses are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to the primary use(s). Such a use is subject to the permit process which governs the category in which it falls.

6.6.2 DEVELOPMENT STANDARDS

The following Development Standards shall apply to all "ER-MU1" Zones within the Encinitas Ranch Specific Plan Area.

- A. *Height Requirements:* Thirty-five (35) feet, not to exceed three (3) stories in height; provided, however, (i) that flagpoles, antennas, chimneys, and other limited architectural features may exceed the maximum height subject to Design Review by the Planning Commission; and (ii) forty-five (45) feet shall be permitted where residential and commercial uses are provided in the same building (with commercial space on the first floor), on two corner sites located west of Garden View Road/Via Cantebria Extension at the intersection with Via Cantebria/Woodley Road Extension. *Paragraph amended 8/23/95 (Reso. 95-91)*

B. *Specific "ER-MU1" Mixed-Use Zone Standards:*

SPECIFIC MIXED-USE ZONE STANDARDS	ER-MU1 ZONE
Maximum Residential Density ⁽¹⁾	25.0 DU/AC
Maximum Percentage of Area Covered with Buildings/Structures	60%
Minimum Lot Area(net)	10,000 SF
Minimum Lot Width	80 FT
Minimum Lot Depth	90 FT
Front Yard Setback	No setback is required for buildings containing a mix of uses or for buildings with commercial/office uses only. A 10 foot setback is required for free-standing residential structures.
Street Side Yard Setback	No setback is required for buildings containing a mix of uses or for buildings with commercial/office uses only. A 15 foot setback is required for free-standing residential structures.
Interior Side Yard Setback	0 FT; provided 10 FT is required for free-standing residential-only structures
Rear Yard Setback	10 FT; provided 15 FT is required for free-standing residential-only structures
El Camino Real Setback	100 FT for all buildings ⁽²⁾
Minimum Setback from Areas Designated as Park and Recreation Overlay	25 FT for all buildings ⁽³⁾
Maximum Encroachments into Yards	4 FT for all yards ⁽⁴⁾
Minimum Distance Between Buildings	10 FT

Table amended 3/18/98 (Reso. 98-17)

- (1) Density for residential development shall be determined based on the maximum total number of allowable units as shown in Table 3-1, Encinitas Ranch Land Use Plan Summary, which reflects the public dedication of otherwise developable land (e.g., the golf course), and other substantial improvements and benefits provided to the City pursuant to the Development Agreement (see Section 9.4 of this Specific Plan), including but not limited to the landowners' agreement to finance public facilities.
- (2) No main buildings or parking lots shall be permitted within this setback; provided, however, that accessory structures such as flood control and drainage facilities, sedimentation and detention basins, and recreational facilities (e.g., athletic playing fields, tot lots, basketball courts, tennis courts, etc.) are expressly permitted within the setback.
- (3) Building setback does not apply to recreation-oriented structures or restroom, concession, or maintenance buildings.
- (4) Includes encroachments by chimneys, fireplaces, steps, stairs, eaves, porches, columns, balconies, decks, bay windows, planters, sidewalks and similar features.

C. *Commercial/Office/Residential Development:* The commercial/office development in the "ER-MU1" Zone is intended to provide retail and office uses which serve area residents, while maintaining compatibility with a residential environment. Development in and adjacent to the Village Center may consist of residential uses in the same buildings as commercial/office uses.

D. *Free-standing Residential Development:* Free-standing residential development shall be concentrated around the periphery of the Village Center, along the extensions of Garden View Road and Via Cantabria. The free-standing residential development shall not exceed an overall density of 25 dwelling units per acre. Up to 40 percent of the building footprint for all free-standing residential buildings may exceed two stories in height, although no free-standing residential structure shall exceed three stories in height. The two-story buildings should be concentrated along the greenbelt/recreation area that abuts El Camino Real and adjacent to natural open space areas. Three-story buildings should be concentrated internal to individual parcels and along project area roadways. *Paragraph amended 12/4/96 (Reso. 96-89)*

The 2.34 acre parcel (Lot 44 of Tract No. 94-066) located on the east side of Via Cantabria (west of the existing mobile home park) shall be restricted to multi-family residential, 25 dwelling units per acre. The purpose of restricting Lot 44 to multi-family is to provide affordable housing opportunities. Prior to the submittal of a development proposal for Lot 44, the Housing Compliance Plan, as required by the Development Agreement, shall be submitted to and approved by the Community Development Director. All development proposed on Lot 44 shall be in compliance with the Housing Compliance Plan. *Paragraph added 12/4/96 (Reso. 96-89)*

E. *Church/School Site:* The approximately 10.9 acre parcel located at the southeast intersection of Garden View Road and Via Cantabria may be developed with school and/or church uses. If the area is not so developed, then the area may be developed as multi-family residential at the same density as the balance of the mixed-use area (25 du/ac). However, the total residential units permitted within the mixed-use area shall not exceed 450 dwelling units. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

F. *Integration of Project Components:* It is the intention of the mixed-use development in Green Valley to allow for significant functional and physical integration of project components of different adjacent uses as well as mixed commercial/office professional and residential uses. Consideration will be given to joint use of parking, common areas, landscaping, specific types of uses and associated intensities, housing types and sizes of units, and overall architectural design. Below-grade and on-grade parking shall be permitted in the Mixed-Use Zone; however, above-ground multi-story parking structures are discouraged.

G. *Residential/Commercial/Office Mixed Use Site Planning:* In the "ER-MU1" Zone, the following development standards shall apply for projects which mix residential with commercial or office uses on the same development site:

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1. Residential uses shall be located either above and/or behind the primary commercial/office professional use.
 2. Separate building entrances shall be required for residential and commercial/office professional uses when occupying the same structure, but this provision does not preclude internal connections between uses.

H. *Accessory Structures.* Accessory structures shall conform to the standards set forth in Section 30.16.010E of Title 30, Zoning, of the City of Encinitas Municipal Code, subject to the following additions and amendments:

1. Accessory structures shall not be located in front of or on the street side of residential or commercial building(s). *Paragraph amended 3/18/98 (Reso. 98-17)*
2. Accessory structures shall meet all of the setback requirements for other buildings. *Paragraph amended 3/18/98 (Reso. 98-17)*
3. Architectural features, such as porches, canopies, eaves, columns, awnings, chimneys, steps, balconies, stairways, wing walls, bay windows, window seats, fireplaces, planters and roof overhangs may project not more than four (4) feet into any required setback area.

I. *Auxiliary Structures/Equipment and Utilities.* In all commercial/office areas within the "ER-MU1" Zone, the following development standards related to auxiliary structures/equipment and utilities shall apply:

1. All roof appurtenances including, but not limited to air conditioning units and mechanical equipment, shall be shielded and architecturally screened from ground level views from on-site parking areas, adjacent public streets and adjacent properties.
2. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall, fence, landscaping, or combination thereof, or other acceptable screening devices, or shall be enclosed within a building.
3. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with the appropriate screening treatment. All new and existing utility connections within the boundaries of the project shall be placed underground, where reasonable and feasible, in accordance with City of Encinitas, Public Utilities Commission, and local utility company standards. Transformer, terminal boxes, meter cabinets, pedestals, ducts and other facilities may be placed above ground provided they are screened with landscaping or other appropriate screening devices.

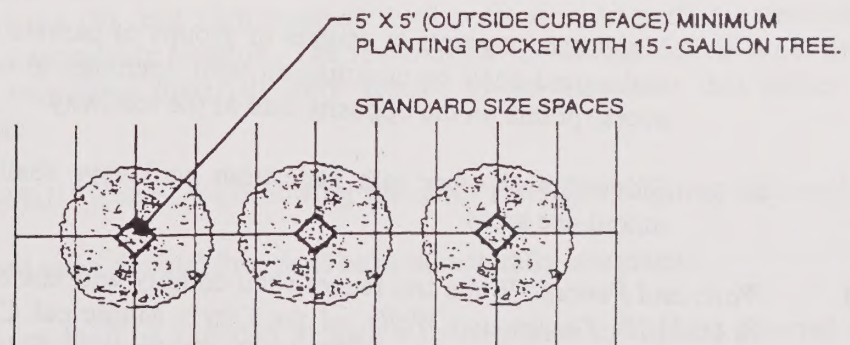
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4. Outdoor storage and sales areas shall be entirely enclosed by solid masonry walls not less than six (6) feet in height to adequately screen such areas from view. Reasonable substitutions such as masonry, wood, or metal pilasters with wrought iron/tubular metal (e.g., steel, aluminum, etc.) may be used in place of a solid masonry wall if approved during Design Review. This requirement does not apply to temporary outdoor sales areas.
- J. *Storage Requirements.* A minimum of 250 cubic feet of lockable, enclosed storage area per dwelling unit shall be provided within a garage/carport area, or within the main building.
- K. *Minimum Private Outdoor Open Space.* For residential units only, a minimum of ten (10) percent of the floor area of the units shall be provided as private outdoor open space for both ground floor units and units contained wholly on the second/third floor. For units wholly on the second/third floors, this open space may be provided in the form of outdoor decks or balconies.
- L. *Off-Street Parking Requirements.* Off-street parking spaces required for automobiles in "ER-MU1" Zones shall be provided as required in Section 30.54.030A, *Schedule of Required Off-Street Parking*, of the City's Municipal Code. In addition, the following standards shall also apply in all "ER-MU1" Zones:
1. Affordable housing. The Director of Community Development may authorize a reduction in the above parking requirements for those projects designated as "affordable" housing projects, providing either that a parking study is prepared to support the proposed reduction in parking spaces or a baseline parking study is conducted by the City that is applicable to all affordable housing development in the City.
 2. Parking for Non-Residential Uses: Offstreet parking shall be required to conform with Section 30.54.030 of Title 30, Zoning Regulations, of the City of Encinitas Municipal Code. However, the Director of Community Development may authorize an adjustment to these standards that is either less or more restrictive based on a site-specific parking study which supports the proposed adjustment in parking spaces and all permitted deviations shall be subject to on-going review and monitoring. *Paragraph amended 8/23/95 (Reso. 95-91)*
 3. Compact parking spaces may comprise up to twenty-five (25) percent of all required parking spaces provided within ER-MU1 Zones. A compact parking space shall be defined as a parking space that measures no less than eight (8) feet in width by sixteen (16) feet in length.
 4. General Requirements:
 - a. Reciprocal ingress and egress, circulation, and parking arrangements shall be encouraged to facilitate the ease of vehicular movement between adjoining

properties without the need to add public street infrastructure or to enter the public street system.

- b. Parking areas shall be screened by earth mounding, landscaping, low decorative walls, lowering the grade of the parking area below the street grade, or a combination of any of these methods.

M. *Landscaping Requirements.*

1. A minimum of fifteen (15) feet wide area of screen type landscaping shall be provided and maintained on the project side of any property line separating the project from a rural residential or single-family zone.
2. Front and street side yards, if required, shall be landscaped. This landscaping shall consist predominantly of plant materials except for necessary walks and driveways.
3. Whenever off-street parking areas are situated across the street from residential uses, a masonry wall, berm, landscape planting, or combination thereof, with a minimum height of thirty (30) inches shall be erected in the landscaped areas between the required landscape area and the parking area to adequately screen the parking area from the residential properties.
4. Site landscaping shall include a combination of trees, shrubbery, vines and groundcovers. Drought tolerant plant materials are encouraged for use in Mixed-Use Zones, but are not required.
5. Landscaping in parking areas shall be predominantly trees to provide shade and visual relief. One (1) fifteen (15) gallon tree shall be provided for every six (6) parking spaces (assumes double-loaded spaces) evenly distributed throughout the parking area.



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6. A minimum of fifteen (15) percent of the site area (exclusive of building footprints) shall be landscaped. This percentage may include perimeter slopes, landscaped easements, and landscaped setback areas.
 7. Street trees, at least 15-gallons in size, shall be provided at an average of every forty (40) feet along all street frontages.
 8. All landscaped areas shall be regularly maintained in a healthy and thriving condition free of weeds, trash, and debris.
 9. Where irrigation is necessary, an automatic irrigation system shall be installed subject to City of Encinitas Standards and maintained free of leaks.
 10. Varieties of plants chosen for landscaping may be restricted through the development review process to protect or preserve views. All required plantings and irrigation systems shall be maintained in good condition, and whenever necessary, shall be replaced with new materials to ensure continued compliance with required landscaping, irrigation, buffering, and screening requirements.

N. *Access, Circulation and Off-Street Parking Requirements.* In all “ER-MU1” Zones, the following development standards related to access, circulation and off-street parking shall apply:

1. Where feasible, access shall be taken from adjoining collector or local roadways, rather than from a primary arterial or major roadway.
2. Where access to a primary arterial or major roadway is necessary, access shall be limited to one point for each three hundred (300) feet of frontage or one point per parcel if frontage is less than three hundred (300) feet.
3. Access points to adjoining lots are encouraged and shall be shared wherever feasible.
4. Major access points to centers or groups of parcels sharing a single point of ingress and egress shall be coordinated with openings in existing or planned medians and access points on the opposite side of the roadway.
5. Sidewalks or other safe pedestrian walkways shall be located along streets in all mixed-use areas.

O. *Walls and Fences.* Walls and fences shall comply with the requirements contained in Section 30.16.010F, *Fences and Walls*, of the City’s Municipal Code. In addition, the following standards shall also apply in all “ER-MU1” Zones:

1. Walls used to screen storage or trash collection areas or loading docks shall be solid and shall not exceed six (6) feet in height, as measured from the point of highest elevation adjacent to the wall or fence.

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2. No walls or fences are required in any residential development, unless needed for noise attenuation and/or privacy of private outdoor spaces, and/or screening purposes for utilities, trash enclosures, or mechanical equipment. Walls and fences shall not exceed six (6) feet in height as measured from the highest finished grade, unless expressly required for sound attenuation purposes. All fences and walls greater than four (4) feet in height shall be planted with vine cover material or equal landscaping.

P. *Truck Wells.* Truck wells will be screened from any adjacent uses with the use of landscaping and/or architectural features.

Q. *Refuse Collection Areas/Loading Docks.* All refuse collection areas and structures and loading docks shall be designed and provided in accordance with the applicable City of Encinitas rules and policies and the following standards:

1. Refuse collection areas and structures shall be conveniently accessible to the buildings they are designed to serve.
2. Loading docks and structures which are used for storage or trash collection shall be screened by landscaping, solid walls, architectural features, or combination thereof, in such a manner as not to be visible from a public street or from grade level of any adjacent residential area. View-obstructing gates to screen trash enclosures shall also be required, where appropriate.
3. Architecturally compatible trash enclosures, and adequate areas for collecting and loading recyclable materials, screened from view of the roadway, and convenient to all dwelling units within the project, shall be provided. The requirement for adequate areas for collecting and loading recyclable materials only applies to developments that utilize trash bins/dumpsters.
4. Trash receptacles and adequate areas for collecting and loading recyclable materials enclosed by a six (6) foot high masonry wall with view obscuring gates shall be provided in an acceptable location. The requirement for adequate areas for collecting and loading recyclable materials only applies to developments that utilize trash bins/dumpsters.

R. *Lighting.* In all "ER-MU1" Zones, the following standards relating to lighting shall apply:

1. Lighting placed upon the building shall be architecturally integrated.
2. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. Freestanding lamp posts shall be no taller than eighteen (18) feet. The intensity of light at the edge of any parcel within the "ER-MU1" Zone shall not exceed seventy-five (75) foot lamberts from a source of reflected light.

6.7 MIXED-USE ZONE (“ER-MU2” ZONE)

6.7.1 USES PERMITTED

The following uses shall be permitted in the “ER-MU2” zone located within the West Saxony Planning Area of the Encinitas Ranch Specific Plan. No more than 25,000 square feet of gross leaseable floor area shall be developed in the West Saxony Planning Area. Limited retail sales uses (not exceeding an aggregate of 5,000 square feet) are permitted in the West Saxony Planning Area.

Paragraph amended 3/18/98 (Reso. 98-17)

USE	WEST SAXONY ⁽¹⁾
Administrative and professional offices, including but not limited to business, law, architectural, engineering, and community planning offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.	P
Agricultural facilities as provided in Section 6.2 of this zoning ordinance.	As provided in Section 6.2
Agriculture, arboriculture, & floriculture operations.	P
Amphitheater.	C
Apartment houses, condominiums, townhomes, and multi-family dwelling units.	P
Art galleries.	P
Bakery (retail).	C
Barber and beauty shop (Cosmetology).	C
Churches, synagogues and other similar religious structures and facilities including incidental uses such as assembly, work rooms, living quarters of a priest, minister or family, and day care and educational facilities.	P
Club, private.	P
Club, private (with alcohol sales)	C
Club - athletic, health, exercise, fitness or recreational (fully enclosed uses only).	P
Congregate care facilities (6 or fewer).	P
Congregate care facilities (7 to 15).	Cm
Congregate care facilities (16 or more)	C
Convalescent home	C
Conservatory of music.	P

Table amended 3/18/98 (Reso. 98-17)

⁽¹⁾ Limited retail sales uses (not exceeding an aggregate of 5,000 square feet) are permitted in the West Saxony Planning Area.

USE	WEST SAXONY
Dance studio.	P
Day-care center.	P
Delicatessen.	C
Dental clinic and offices.	P ⁽²⁾
Dressmaking shop.	C
Dwelling unit, two-family.	P
Dwelling unit, three-family.	P
Dwelling unit, multi-family.	P
Educational institution, private.	C
Educational institution, public.	P
Electrical distribution substation.	C
Family day care home (12 or fewer children).	P
Fire station.	P
Florist shop.	C
Group care home .	P
Hair salon.	C
Home occupations.	P
Ice cream/yogurt shop and parlor.	C
Library.	P
Mail order house/business.	P
Medical offices and clinics.	P ⁽²⁾
Museum.	C
Office (business and professional uses).	P
Parks and recreational areas.	P
Public utilities office.	P
Recreational facilities, private.	P
Rest homes.	P
Schools, technical.	C
Tailor shop.	C
Telephone answering service.	P
Theater, performing arts.	C
Utility lines - sewer, gas, petroleum, cable television, telephone and electric lines.	P

Table amended 3/18/98 (Reso. 98-17)

- (2) In no case shall the combination of all square footage of dental and medical offices and clinics exceed 25,000 square feet in West Saxony Planning Area.

LEGEND

P = Permitted by Right

C = Conditional Use Permit (Major Use Permit) Required

Cm = Conditional Use Permit (Minor Use Permit) Required

X = Prohibited

- B. *Permitted Accessory Uses.* Any use that is not specifically listed above may be considered a permitted accessory use provided that the Director of Community Development finds that the proposed accessory use is substantially the same in character as those listed in the designated subsections. Accessory uses are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to the primary use(s). Such a use is subject to the permit process which governs the category in which it falls.

6.7.2 DEVELOPMENT STANDARDS

The following Development Standards shall apply to all "ER-MU2" Zones within the Encinitas Ranch Specific Plan Area.

- A. *Height Requirements:* Thirty-five (35) feet, not to exceed three (3) stories in height; provided, however, that flagpoles, antennas, chimneys, and other limited architectural features may exceed the maximum height subject to Design Review by the Planning Commission.
- B. *Specific "ER-MU2" Mixed-Use Zone Standards:*

SPECIFIC MIXED-USE ZONE STANDARDS	ER-MU2 ZONE
Maximum Residential Density ⁽¹⁾	20.0 DU/AC
Maximum Percentage of Area Covered with Buildings/Structures	60%
Minimum Lot Area	10,000 SF
Minimum Lot Width	100 FT
Minimum Lot Depth	100 FT
Front Yard Setback	20 FT
Street Side Yard Setback	20 FT
Interior Side Yard Setback	10 FT
Rear Yard Setback	15 FT
Setback from Adjacent Existing Off-Site Residential Development	20 FT
Maximum Encroachments into Yards	4 FT for all yards ⁽²⁾
Minimum Distance Between Buildings	10 FT

Table amended 3/18/98 (Reso. 98-17)

- ⁽¹⁾ Density for residential development shall be determined based on the maximum total number of allowable units as shown in Table 3-1, Encinitas Ranch Land Use Plan Summary, which reflects the public dedication of otherwise developable land (e.g., the golf course), and other substantial improvements and benefits provided to the City pursuant to the Development Agreement (see Section 9.4 of this Specific Plan), including but not limited to the landowners' agreement to finance public facilities.
- ⁽²⁾ Includes encroachments by chimneys, fireplaces, steps, stairs, eaves, porches, columns, balconies, decks, bay windows, planters, sidewalks, and similar features.
- C. *Site Planning:* The "ER-MU2" Zone may be either developed entirely with residential uses or with a mixture of residential and commercial/office uses on the same development site.

For projects which mix residential with commercial or office uses on the same development site, the following development standards shall apply:

1. Residential uses shall be located in separate buildings from commercial/office professional uses.

D. *Accessory Structures.* Accessory structures shall conform to the standards set forth in Section 30.16.010E of Title 30, Zoning Regulations, of the City of Encinitas Municipal Code, subject to the following additions and amendments:

1. Accessory structures shall not be located in front of or on the street side of the main building(s).
2. Accessory structures shall meet all of the setback requirements for other buildings.
Paragraph amended 3/18/98 (Reso. 98-17)
3. Architectural features, such as porches, canopies, eaves, awnings, chimneys, steps, balconies, stairways, wing walls, bay windows, window seats, fireplaces, planters and roof overhangs may project not more than four (4) feet into any required setback area.

E. *Auxiliary Structures/Equipment and Utilities.* In all commercial/office areas within the "ER-MU2" Zone, the following development standards related to auxiliary structures/equipment and utilities shall apply:

1. All roof appurtenances including, but not limited to air conditioning units and mechanical equipment, shall be shielded and architecturally screened from ground level views from on-site parking areas, adjacent public streets and adjacent properties.
2. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall, fence, landscaping, or combination thereof, or other acceptable screening devices, or shall be enclosed within a building.
3. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with the appropriate screening treatment. All new and existing utility connections within the boundaries of the project shall be placed underground, where reasonable and feasible, in accordance with City of Encinitas, Public Utilities Commission, and local utility company standards. Transformer, terminal boxes, meter cabinets, pedestals, ducts and other facilities may be placed above ground provided they are screened with landscaping or other appropriate screening devices.
4. Outdoor storage and sales areas shall be entirely enclosed by solid masonry walls not less than six (6) feet in height to adequately screen such areas from view. Reasonable

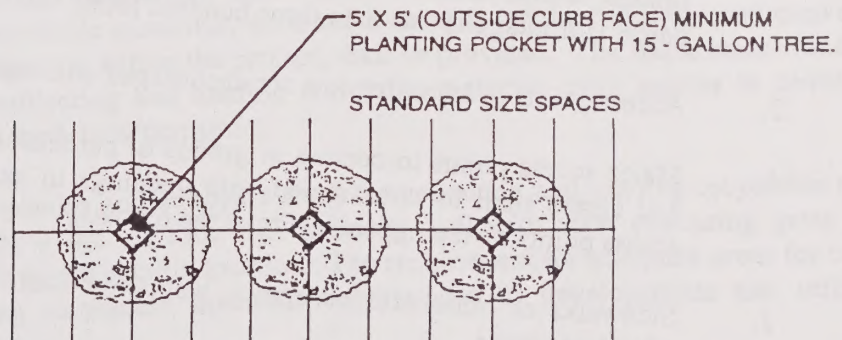
substitutions such as masonry, wood, or metal pilasters with wrought iron/tubular metal (e.g., steel, aluminum, etc.) may be used in place of a solid masonry wall if approved during Design Review. This requirement does not apply to temporary outdoor sales areas.

- F. *Storage Requirements.* A minimum of 250 cubic feet of lockable, enclosed storage area per dwelling unit shall be provided within a garage/carport area, or within the main building.
- G. *Minimum Private Outdoor Open Space.* For residential units only, a minimum of ten (10) percent of the floor area of the unit shall be provided as private outdoor open space for both ground floor units and units contained wholly on the second/third floor. For units wholly on the second/third floors, this open space may be provided in the form of outdoor decks or balconies.
- H. *Off-Street Parking Requirements.* Off-street parking spaces required for automobiles in “ER-MU2” Zones shall be provided as required in Section 30.54.030A, *Schedule of Required Off-Street Parking*, of the City’s Municipal Code. In addition, the following standards shall also apply in all “ER-MU2” Zones:
1. Affordable housing. The Director of Community Development may authorize a reduction in the above parking requirements for those projects designated as “affordable” housing projects, providing either that a parking study is prepared to support the proposed reduction in parking spaces or a baseline parking study is conducted by the City that is applicable to all affordable housing development in the City.
 2. Parking for Non-Residential Uses: Offstreet parking shall be required to conform with Section 30.54.030 of Title 30, Zoning Regulations, of the City of Encinitas Municipal Code. However, the Director of Community Development may authorize an adjustment to these standards that is either less or more restrictive based on a site-specific parking study which supports the proposed adjustment in parking spaces and all permitted deviations shall be subject to on-going review and monitoring. *Paragraph amended 8/25/95 (Reso. 95-91)*
 3. Compact parking spaces may comprise up to twenty-five (25) percent of all required parking spaces provided within ER-MU2 Zones. A compact parking space shall be defined as a parking space that measures no less than eight (8) feet in width by sixteen (16) feet in length.
 4. General Requirements:
 - a. Reciprocal ingress and egress, circulation, and parking arrangements shall be encouraged to facilitate the ease of vehicular movement between adjoining properties without the need to add public street infrastructure or to enter the public street system.

- b. Parking areas shall be screened by earth mounding, landscaping, low decorative walls, lowering the grade of the parking area below the street grade, or a combination of any of these methods.

I. *Landscaping Requirements.*

1. A minimum of fifteen (15) feet wide area of screen type landscaping shall be provided and maintained on the project side of any property line separating the project from a rural residential or single-family zone.
2. Required front and side street yards shall be landscaped. This landscaping shall consist predominantly of plant materials except for necessary walks and driveways.
3. Whenever off-street parking areas are situated across the street from residential uses, a masonry wall, berm, landscape planting or combination thereof, with a minimum height of thirty (30) inches shall be erected in the landscaped areas between the required landscape area and the parking area to adequately screen the parking area from the residential properties.
4. Landscaping in parking areas shall be predominantly trees to provide shade and visual relief. One (1) fifteen (15) gallon tree shall be provided for every six (6) parking spaces (assumes double-loaded spaces) evenly distributed throughout the parking area.



5. Site landscaping shall include a combination of trees, shrubbery, vines and groundcovers. Drought tolerant plant materials are encouraged for use in Mixed-Use Zones, but are not required.
6. A minimum of fifteen (15) percent of the site area (exclusive of building footprints) shall be landscaped. This percentage may include perimeter slopes, landscaped easements, and landscaped setback areas.

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7. Street trees, at least fifteen 15-gallons in size, shall be provided at an average of every forty (40) feet along all street frontages.
 8. All landscaped areas shall be regularly maintained in a healthy and thriving condition free of weeds, trash, and debris.
 9. Where irrigation is necessary, an automatic irrigation system shall be installed subject to City of Encinitas standards and maintained free of leaks.
 10. Varieties of plants chosen for landscaping may be restricted through the development review process to protect or preserve views. All required plantings and irrigation systems shall be maintained in good condition, and whenever necessary, shall be replaced with new materials to ensure continued compliance with required landscaping, irrigation, buffering, and screening requirements.

J. *Access, Circulation and Off-Street Parking Requirements.* In all "ER-MU2" Zones, the following development standards related to access, circulation and off-street parking shall apply:

1. Where feasible, access shall be taken from adjoining collector or local roadways, rather than from a primary arterial or major roadway.
2. Where access to a primary arterial or major roadway is necessary, access shall be limited to one point for each three hundred (300) feet of frontage or one point per parcel if frontage is less than three hundred (300) feet.
3. Access points to adjoining lots are encouraged and shall be shared wherever feasible.
4. Major access points to centers or groups of parcels sharing a single point of ingress and egress shall be coordinated with openings in existing or planned medians and access points on the opposite side of the roadway.
5. Sidewalks or other safe pedestrian walkways shall be located along streets in all mixed-use areas.

K. *Walls and Fences.* Walls and fences shall comply with the requirements contained in Section 30.16.010F, *Fences and Walls*, of the City's Municipal Code. In addition, the following standards shall also apply in all "ER-MU1" Zones:

1. Walls used to screen storage or trash collection areas or loading docks shall be solid and shall not exceed six (6) feet in height, as measured from the point of highest elevation adjacent to the wall or fence.
2. No walls or fences are required in any residential development, unless needed for noise attenuation and/or privacy of private outdoor spaces, and/or screening purposes for utilities, trash enclosures, or mechanical equipment. Walls and fences shall not

exceed six (6) feet in height as measured from the highest finished grade, unless expressly required for sound attenuation purposes. All fences and walls greater than four (4) feet in height shall be planted with vine cover material or equal landscaping.

- L. *Truck Wells.* Truck wells, if provided, will be screened from any adjacent uses with the use of landscaping and/or architectural features.
- M. *Refuse Collection Areas/Loading Docks.* All refuse collection areas and structures and loading docks shall be designed and provided in accordance with the applicable City of Encinitas rules and policies and the following standards:
1. Refuse collection areas and structures shall be conveniently accessible to the buildings they are designed to serve.
 2. Loading docks and structures which are used for storage or trash collection shall be screened by landscaping, solid walls, architectural features, or combination thereof, where feasible, in such a manner as not to be visible from a public street or from grade level of any adjacent residential area or open space area. View-obstructing gates to screen trash enclosures shall also be required, where trash enclosures are visible from a public street.
 3. Architecturally compatible trash enclosures, and adequate areas for collecting and loading recyclable materials, screened from view of the roadway, and convenient to all dwelling units within the project, shall be provided. The requirement for adequate areas for collecting and loading recyclable materials only applies to developments that utilize trash bins/dumpsters.
 4. Trash receptacles and adequate areas for collecting and loading recyclable materials enclosed by a six (6) foot high masonry wall with view obscuring gates shall be provided in an acceptable location. The requirement for adequate areas for collecting and loading recyclable materials only applies to developments that utilize trash bins/dumpsters.
- N. *Lighting.* In all "ER-MU2" Zones, the following standards relating to lighting shall apply:
1. Lighting placed upon the building shall be architecturally integrated.
 2. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. Freestanding lamp posts shall be no taller than eighteen (18) feet. The intensity of light at the edge of any parcel within the "ER-MU2" Zone shall not exceed seventy-five (75) foot lamberts from a source of reflected light.

6.8 COMMERCIAL ZONE ("ER-C" ZONE) *Paragraph amended 3/18/98 (Reso. 98-17)*

6.8.1 USES PERMITTED *Paragraph amended 3/18/98 (Reso. 98-17) and 2/13/02 (Ord. 2002-02)*

- A. *Permitted Uses.* The following uses shall be permitted in all Commercial Zones ("ER-C" Zones) in the Encinitas Ranch Specific Plan Area. All uses, except for agriculture-related uses and those exceptions specifically noted below, shall be located within an enclosed building unless authorized by a Minor Use Permit.

Adult businesses.*

Agricultural facilities as provided in Section 6.1 of this zoning ordinance.

Agriculture, arboriculture, and floriculture operations.

Alcoholic beverage sales (off premise consumption).

Ambulance service (private).

Antique sales, retail.

Appliance sales, rentals, and repairs (household and small appliances).

Aquarium, commercial.

Arcade accessory (non-adult).

Arcade primary (non-adult).

Art gallery.

Auction house.

Auditorium.

Bakery (retail).

Bank/savings and loan.

Barber and beauty shop (Cosmetology).

Bicycle sales, rental and service.

Billiard/pool hall.

Blueprinting and photostatting.

Body painting.

Book binding.

Book sales.

Bowling alley.

Building materials sales.

Burial casket sales.

Candy and confectionery sales.

Catering service.

Cellular facility.

Charitable bins and depositories.

Clothing and costumes, sales and rental.

Club, private.

Club – athletic, health, exercise, fitness, or recreational (fully enclosed uses only).

Coins, purchase and sales.

Communications equipment sales and rental.

Computer software and hardware sales and rental.

Conservatory of music.

Convenience store.

*Subject to locational requirements in Municipal Code Chapter 30.26 and approval of an Adult Business permit as required in Municipal Code Chapter 6.10.

exceed six (6) feet in height as measured from the highest finished grade, unless expressly required for sound attenuation purposes. All fences and walls greater than four (4) feet in height shall be planted with vine cover material or equal landscaping.

- L. *Truck Wells.* Truck wells, if provided, will be screened from any adjacent uses with the use of landscaping and/or architectural features.
- M. *Refuse Collection Areas/Loading Docks.* All refuse collection areas and structures and loading docks shall be designed and provided in accordance with the applicable City of Encinitas rules and policies and the following standards:
1. Refuse collection areas and structures shall be conveniently accessible to the buildings they are designed to serve.
 2. Loading docks and structures which are used for storage or trash collection shall be screened by landscaping, solid walls, architectural features, or combination thereof, where feasible, in such a manner as not to be visible from a public street or from grade level of any adjacent residential area or open space area. View-obstructing gates to screen trash enclosures shall also be required, where trash enclosures are visible from a public street.
 3. Architecturally compatible trash enclosures, and adequate areas for collecting and loading recyclable materials, screened from view of the roadway, and convenient to all dwelling units within the project, shall be provided. The requirement for adequate areas for collecting and loading recyclable materials only applies to developments that utilize trash bins/dumpsters.
 4. Trash receptacles and adequate areas for collecting and loading recyclable materials enclosed by a six (6) foot high masonry wall with view obscuring gates shall be provided in an acceptable location. The requirement for adequate areas for collecting and loading recyclable materials only applies to developments that utilize trash bins/dumpsters.
- N. *Lighting.* In all "ER-MU2" Zones, the following standards relating to lighting shall apply:
1. Lighting placed upon the building shall be architecturally integrated.
 2. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. Freestanding lamp posts shall be no taller than eighteen (18) feet. The intensity of light at the edge of any parcel within the "ER-MU2" Zone shall not exceed seventy-five (75) foot lamberts from a source of reflected light.

6.8 COMMERCIAL ZONE ("ER-C" ZONE) *Paragraph amended 3/18/98 (Reso. 98-17)*

6.8.1 USES PERMITTED *Paragraph amended 3/18/98 (Reso. 98-17)*

- A. *Permitted Uses.* The following uses shall be permitted in all Commercial Zones ("ER-C" Zones) in the Encinitas Ranch Specific Plan Area. All uses, except for agriculture-related uses and those exceptions specifically noted below, shall be located within an enclosed building unless authorized by a Minor Use Permit.

Agricultural facilities as provided in Section 6.1 of this zoning ordinance.
Agriculture, arboriculture, and floriculture operations.
Alcoholic beverage sales (off premise consumption).
Ambulance service (private).
Antique sales, retail.
Appliance sales, rentals, and repairs (household and small appliances).
Aquarium, commercial.
Arcade accessory (non-adult).
Arcade primary (non-adult).
Art gallery.
Auction house.
Auditorium.
Bakery (retail).
Bank/savings and loan.
Barber and beauty shop (Cosmetology).
Bicycle sales, rental and service.
Billiard/pool hall.
Blueprinting and photostatting.
Body painting.
Book binding.
Book sales.
Bowling alley.
Building materials sales.
Burial casket sales.
Candy and confectionery sales.
Catering service.
Cellular facility.
Charitable bins and depositories.
Clothing and costumes, sales and rental.
Club, private.
Club – athletic, health, exercise, fitness, or recreational (fully enclosed uses only).
Coins, purchase and sales.
Communications equipment sales and rental.
Computer software and hardware sales and rental.
Conservatory of music.
Convenience store.

Cosmetic design studio.
Custom manufacturing.
Courts, commercial (badminton, tennis, racquetball, others).
Cutlery sales.
Dairy store.
Dance studio.
Day care center.
Delicatessen.
Dental clinic and offices.
Department store.
Dressmaking shop.
Discount store (up to 1,000 square feet of outside storage is expressly permitted without need for a Minor Use Permit).
Drive-in and drive-thru restaurants.
Drug store/pharmacy.
Dry cleaning, retail and self service with on-site cleaning permitted.
Educational institution, public.
Employment agency.
Finance company.
Fire prevention equipment, sales and service.
Fire station.
Floor covering, retail.
Florist shop.
Furniture sales and rental.
Garden supplies.
Gas engines, retail sales and service.
Gem, precious stone retail.
Gift shop.
Glass and mirrors, retail.
Glass edging and beveling.
Grocery store.
Glass studio (stained and others).
Gymnasium, health club (public or private).
Hair salon.
Hardware store.
Hat cleaning and blocking.
Hat shop.
Health food store.
Hobby supply shop.
Home and business maintenance service.
Home improvement center (up to 1,000 square feet of outside storage is expressly permitted without need for a Minor Use Permit).
Horticultural services.
Ice cream/yogurt shop and parlor.
Ice sales, storage and retail.
Interior decorating service.

Janitorial supplies and sales.
Janitorial service.
Jewelry manufacturing.
Jewelry sales.
Laboratories, medical/dental.
Lapidary shop, retail (gems).
Laundry.
Laundromat.
Lawnmower sales, rental and service.
Library.
Lithographic service.
Locksmith.
Lumber yard (up to 1,000 square feet of outside storage is expressly permitted without a Minor Use Permit).
Machine and tool sales.
Mail order house/business.
Market, wholesale and retail – food, produce, fruit, vegetable, fish, and poultry and meat markets (not including slaughtering).
Medical complex.
Medical equipment sales.
Medical offices.
Medical clinics.
Membership warehouse stores (retail and wholesale).
Microwave antenna/tower.
Mortuary and funeral parlor.
Motor vehicle parts store.
Motorcycle sales only.
Music/record/compact disc store.
Museum.
Newsstand.
Notions and dry goods store.
Nurseries, horticultural.
Office (business and professional uses).
Office equipment/supplies sales and rental.
Optical products sales.
Orthopedic devices sales.
Outdoor dining uses and accessory facilities, subject to the provisions of Section 6.10 in this zoning ordinance.
Paper product sales.
Parcel delivery service (office only).
Pet shop/pet groom.
Pharmacy.
Photocopy shop.
Photoengraving and finishing.
Photofinishing, retail.
Photographic, camera and film supplies.

Photographic studio.
Plumbing shop.
Post office.
Postal annex, private ownership.
Pottery manufacturing.
Pottery sales.
Printing.
Public utilities office.
Radio/television sales.
Real estate office.
Recycling collection facilities.
Reducing salons and weight loss centers/clinics.
Rental recreational surf shop.
Reprographic shops.
Restaurant (no alcohol sales), including restaurants with drive-thrus.
Retail sales.
Satellite dish antennas provided they meet the standards of the Design Review regulations identified in Section 23.08.090 of the City's Municipal Code.
Scientific instruments sales.
Second hand dealer.
Second hand store.
Service stations excluding automotive repair and car wash.
Shoe repair/sales.
Silk screen printing shop.
Sign shop.
Small animal hospital/kennel (inside uses only).
Small equipment sales and rentals.
Sporting goods sales.
Stationery store.
Stone (precious) manufacturing.
Surf shops including retail, rental, and manufacturing.
Swimming pool supplies/equipment sales.
Tailor shop.
Telephone answering service.
Theaters and places of public assembly (includes movie theaters and drama/dance theaters).
Tile sales.
Tire sales (automobile).
Utility lines – sewer, gas, petroleum, cable television, telephone and electric lines.
Veterinarian.
Wearing apparel shop.
Wholesale business.
Wood product sales, retail.

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- B. *Major Use Permit.* The following uses are permitted in "ER-C" Zones, provided a Major Use Permit has been approved pursuant to the Municipal Code.

Agricultural facilities as provided in Section 6.1 of this zoning ordinance.
Animal shelter, excepting outside pens or animal keeping areas.
Automobile body repair.
Automobile electrical and tune-up.
Automobile service and repair.
Automobile painting.
Boat sales, rental, and building.
Building materials sales/storage yard with outside storage.
Club, with alcohol sales.
Churches, synagogues and other similar religious structures and facilities including incidental uses such as assembly, work rooms, living quarters of a priest, minister or family, and day care and educational facilities.
Dance hall.
Educational institution, private.
Electrical distribution substation.
Escort bureaus and businesses.
Garage, public parking.
Hotel, motel, and motor inn.
Kennel (with outside uses and kennels).
Massage parlor.
Medical complex.
Motorcycle sales and service.
Muffler shop.
Newspaper distribution.
Newspaper printer.
Outdoor sales.
Packaging business.
Parking lot, commercial.
Pawn shops.
Police/sheriff station.
Radio/television broadcasting studio.
Recreational facilities with outdoor uses, public or private.
Recreational storage.
Recycling processing facilities.
Restaurant (with alcohol sales).
Schools, technical.
Service stations including automotive repair and car wash.
Storage building self-storage, boat, RV and truck rentals.
Storage of non-operative vehicles.
Swap meets.
Terminals and stations – taxi, bus, limousine, etc.

Textiles manufacturing and processing.
Transfer, moving and storage.
Treatment center for substance abuse (outpatient only).
Water reservoirs.
Yard products manufacturing.

- C. *Minor Use Permit.* The following uses are permitted in "ER-C" Zones, provided a Minor Use Permit has been granted pursuant to the Municipal Code. *List amended 3/18/98 (Reso. 98-17)*

Agricultural facilities as provided in Section 6.1 of this zoning ordinance.
Automobile rental.
Automobile sales, new and used.
Bar/cocktail lounge.
Car wash.
Cabinet shop.
Candle manufacturing and sales.
Discount store with more than 1,000 square feet of outside storage.
Furniture, manufacturing and repair.
Garment manufacturing.
Gas distribution, meter, and control station.
Home improvement center with more than 1,000 square feet of outside storage.
Laboratories, biochemical, film, other.
Lumber yard with more than 1,000 square feet of outside storage.
Optical products manufacturing.
Perfume manufacturing.
Recording studio.
Recreational vehicle sales.
Shoe manufacturing.
Treatment center (substance abuse – outpatient care only).
Truck rental.
Truck sales.
Upholstery installation.

- D. *Permitted Accessory Uses.* Any use that is not specifically listed in Subsections A, B, and C, above, may be considered a permitted accessory use provided that the Director of Community Development finds that the proposed accessory use is substantially the same in character as those listed in the designated subsections. Accessory uses are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to the primary use(s). Such a use is subject to the permit process which governs the category in which it falls.

6.8.2 DEVELOPMENT STANDARDS *Paragraph amended 3/18/98 (Reso. 98-17)*

The following Development Standards shall apply to all Commercial Zones ("ER-C" Zones) within the Encinitas Ranch Specific Plan Area.

A. *Height Requirements:* Forty-five (45) feet, not to exceed three (3) stories in height, which shall include flagpoles, antennas, towers, and other non-habitable and/or architectural structures. In addition, a maximum of one (1) architectural tower, not to exceed eighty-five (85) feet in height, shall be permitted in the "ER-C" Zone, subject to Design Review by Planning Commission. This will enable a fly tower to be constructed as part of a community theater facility. *Paragraph amended 8/23/95 (Reso. 95-91)*

B. *Specific Commercial Zone Standards:*

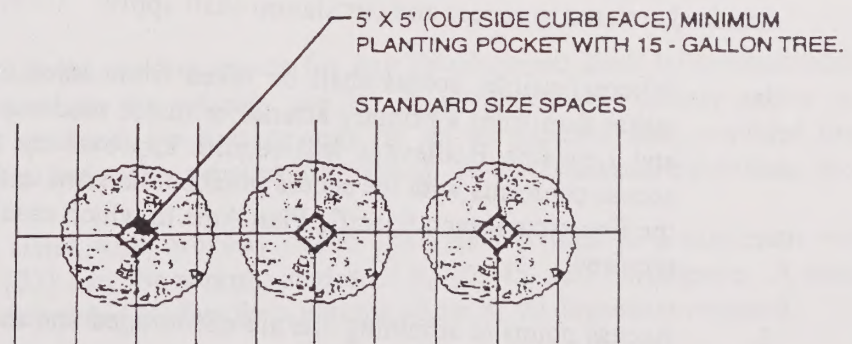
SPECIFIC COMMERCIAL ZONE STANDARDS	ER-C ZONE
Minimum Lot Area (net)	10,000 sf
Minimum Lot Width	80 ft
Minimum Lot Depth	90 ft
Minimum Lot Frontage	No requirement
Front Yard Setback	20 ft
Street Side Yard Setback	10 ft
Interior Side Yard Setback	0 ft
Rear Yard Setback	0 ft
Leucadia Boulevard Setback	35 ft for all buildings ⁽¹⁾
El Camino Real Setback	100 ft for all buildings ⁽²⁾
Maximum Encroachments into Yards	5 ft for all yards ⁽³⁾
Lot Coverage (Max. percentage, excluding Parking Structures)	25% ⁽⁴⁾
Floor/Area Ratio (Maximum, excluding Parking Structures)	1.0
Minimum Building Setback from Areas Designated as Open Space without Park and Recreation Overlay	25 ft
Flag Lots	15 ft - 20 ft (minimum flag width)

- (1) No main buildings shall be permitted within this 35-foot-wide setback. A minimum of 25 feet directly adjacent to the Leucadia Boulevard right-of-way within this setback shall be landscaped. Parking lots and vehicular accessways and drives are permitted within the remaining 10 feet of this setback. Freestanding signs are permitted within the 35-foot-wide setback subject to Design Review and other required City approvals.
- (2) No main buildings or parking lots shall be permitted within this 100-foot-wide setback; provided, however, that accessory structures such as detention and sedimentation basins, flood control and drainage facilities, and recreational facilities (e.g., athletic playing fields, tot lots, basketball courts, tennis courts, etc.) are expressly permitted within the setback. Freestanding signs are permitted within the 100-foot-wide setback subject to Design Review and other required City approvals.
- (3) Includes encroachments by towers, fireplaces, steps, stairs, eaves, porches, columns, balconies, decks, bay windows, planters, sidewalks, and similar features.
- (4) Buildings may cover up to 25% of the entire area zoned as "ER-C," exclusive of parcelization for individual businesses and tenants.

C. *Design Flexibility:* To allow for flexibility in building design and variation/offset in the line of exterior building walls, an average setback may be used for front and street side yards, provided the minimum setback for any portion of a building shall be no less than ten (10) feet. In addition, shared parking and reciprocal parking agreements shall be permitted between adjacent parcels subject to approval by either the Director of Community Development or the Planning Commission.

D. *Landscaping Requirements:*

1. Required front and street side yards shall be landscaped. This landscaping shall consist predominantly of plant materials except for necessary walks and driveways.
2. Twenty-five (25) feet directly adjacent to the Leucadia Boulevard right-of-way shall be landscaped. The additional ten (10) feet within the required thirty-five (35) foot building setback may be used for hardscape and/or vehicular access, circulation, and off-street parking.
3. Whenever off-street parking areas are situated across the street from property in a residential zone, a masonry wall, berm, landscape planting, or combination thereof, with a minimum height of thirty (30) inches shall be erected in the landscaped areas between the required landscape area and the parking area to adequately screen the parking area from the residential properties.
4. Landscaping in parking areas shall be predominantly trees to provide shade and visual relief. Landscaping in parking areas shall include one fifteen (15) gallon tree for every six (6) parking spaces (assumes double-loaded spaces as shown on the illustration below). Trees may be clustered, if desired, subject to Design Review approval.



5. A combination of deciduous and evergreen trees shall be used for site landscaping, but deciduous trees shall be used primarily along southern and western building exposures to reduce summer sun exposure and increase winter sun exposure.

Preference should be given along streets and in parking lots to non-deciduous and evergreen trees which produce limited litter.

6. Site landscaping shall include a combination of trees, shrubbery, vines and groundcovers. Drought tolerant plant materials are encouraged for use in Commercial Zones but are not required.
7. All landscaped areas shall be regularly maintained in a healthy and thriving condition free of weeds, trash and debris.
8. Where irrigation is necessary, an automatic irrigation system shall be installed subject to City of Encinitas standards and maintained free of leaks.
9. A minimum of fifteen (15) percent of the site area (exclusive of building footprints), shall be landscaped. This percentage may include perimeter slopes, landscaped easements, hardscaped pedestrian plazas and areas, and landscaped setback areas.
10. Street trees, at least fifteen-gallons in size, shall be provided at an average of every fifty (50) feet along all street frontages.
11. Varieties of plants chosen for landscaping may be restricted through the development review process to protect or preserve views. All required plantings and irrigation systems shall be maintained in good condition, and wherever necessary, shall be replaced with new materials to ensure continued compliance with required landscaping, irrigation, buffering, and screening requirements.
12. Tree wells in parking areas shall be a minimum size of four (4) feet by four (4) feet.

E. *Access and Circulation Requirements.* In all Commercial Zones, the following development standards related to access and circulation shall apply:

1. Where feasible, access shall be taken from adjoining collector or local roadways, rather than from a primary arterial or major roadway. Access from El Camino Real and Leucadia Boulevard will require approval by the City Engineer, unless such access conforms with the access points delineated in the approved Land Use Plans for the Encinitas Ranch Specific Plan Area in which case no additional approvals shall be required.
2. Access points to adjoining lots are encouraged and shall be shared wherever feasible.
3. Major access points to centers or groups of parcels sharing a single point of ingress and egress shall be coordinated with openings in existing or planned medians and access points along the opposite side of the roadway.
4. Reciprocal ingress and egress, circulation, and parking arrangements shall be encouraged to facilitate the ease of vehicular movement between adjoining properties

without the need to add public street infrastructure or to enter the public street system.

5. Sidewalks or other safe pedestrian walkways shall be located along streets in all commercial areas.

F. *Off-Street Parking Requirements.* Off-street parking requirements in all Commercial Zones shall be required to conform with Section 30.54 of Title 30 of the City of Encinitas Municipal Code and the City Parking Design Manual, except as otherwise amended below.

1. Parking areas adjacent to Leucadia Boulevard shall be partially screened by low earth mounds, landscaping, low decorative walls, lowering the grade of the parking area below the street grade, or a combination of any of these methods.
2. The number of required off-street parking spaces for all retail and commercial uses shall be one (1) space per 200 square feet of enclosed floor area (may contain up to twenty percent (20%) restaurant uses) or portion thereof. A standard parking space shall be defined as a parking space that measures nine (9) feet in width by eighteen (18) feet in length.
3. Compact parking spaces may comprise up to twenty-five (25) percent of all required parking spaces provided within Commercial Zones. A compact parking space shall be defined as a parking space that measures eight (8) feet in width by sixteen (16) feet in length.
4. The Director of Community Development may authorize an adjustment to these standards that is either less or more restrictive based on a site-specific parking study which supports the proposed adjustment in parking spaces and all permitted deviations shall be subject to on-going review and monitoring. *Paragraph amended 8/23/95 (Reso. 95-91)*
5. Required off-street parking spaces for any development shall be accommodated on the same parcel as the primary use or, if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site, provided the total number of required parking spaces is provided. *Paragraph amended 8/23/95 (Reso. 95-91)*
6. Parking lot aisles with two-way traffic shall be provided at a minimum width of twenty-two (22) feet for parking angles of 0, 30, 45, and 60 degrees. A minimum width of twenty-four (24) feet for a parking angle of 90 degrees is required.
7. Parking lot aisles with one way traffic shall be provided at the following widths:
 - Fifteen (15) feet for a parking angle of 0 degrees.
 - Thirteen (13) feet for a parking angle of 30 degrees.
 - Fourteen (14) feet for a parking angle of 45 degrees.

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- Eighteen (18) feet for a parking angle of 60 degrees.
 - Twenty-four (24) feet for a parking angle of 90 degrees.
8. Bicycle parking shall be provided at one (1) space per fifty (50) required automobile spaces or portion thereof.
 9. Motorcycle parking shall be provide at one (1) space for every fifty (50) required automobile spaces or portion thereof.
 10. Loading space requirements shall be provided at the following rate for all Commercial Zones; provided that the Director of Community Development has the right to allow deviations from these loading space requirements:
 - No loading space is required for uses with less than 2,000 square feet of enclosed floor area.
 - One (1) loading space shall be provided for 2,000 to 20,000 square feet of enclosed floor area.
 - Two (2) loading spaces shall be provided for 20,001 to 40,000 square feet of enclosed floor area.
 - Three (3) loading spaces shall be provided for 40,001 to 60,000 square feet of enclosed floor area.
 - One (1) additional loading space shall be provided for each additional 50,000 square feet of enclosed floor area or a major fraction thereof that exceeds the first 60,000 square feet of enclosed floor area.
 11. The number of loading spaces required may be adjusted to fifty percent (50%) of the required number when such spaces are assigned to serve two (2) or more uses jointly, provided that each use has access to the loading zone without crossing public streets or sidewalks.
 12. When only one (1) loading space is required and the total enclosed floor area is less than 6,000 square feet, the horizontal dimensions of the space shall be 8.5 x 19 feet. It shall also have a vertical clearance of at least ten (10) feet. When more than one (1) loading space is required or the total enclosed floor area is greater than 6,000 square feet, the minimum horizontal dimensions of at least half of the required spaces shall be 12 x 35 feet and have a vertical clearance of at least fourteen (14) feet. The balance of the required spaces shall have minimum horizontal dimensions of 8.5 x 19 feet and a vertical clearance of at least ten (10) feet.

G. *Accessory Structures.* In the Commercial Zone, the following development standards related to accessory structures shall apply:

1. Accessory structures shall meet all of the setback requirements for main buildings.

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2. Architectural features, such as canopies, eaves, steps, balconies, storefront windows, columns, stairways, pedestrian walkways, and similar features may project not more than five (5) feet into any required setback area.

H. *Auxiliary Structures/Equipment and Utilities.* In all Commercial Zones, the following development standards related to auxiliary structures/equipment and utilities shall apply:

1. All roof appurtenances including, but not limited to air conditioning units and mechanical equipment, shall be shielded and architecturally screened from ground level views from on-site parking areas, adjacent public streets and adjacent properties.
2. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas and adequate areas for collecting and loading recyclable materials, shall be completely screened from surrounding properties by use of a wall, fence, landscaping, or combination thereof, or other acceptable screening devices, or shall be enclosed within a building. The requirement for adequate areas for collecting and loading recyclable materials only applies to developments that utilize trash bins/dumpsters.
3. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with the appropriated screening treatment. All new and existing utility connections within the boundaries of the project shall be placed underground, where feasible and reasonable, in accordance with City of Encinitas, Public Utilities Commission, and local utility company standards. Transformer, terminal boxes, meter cabinets, pedestal, ducts and other facilities may be placed above ground provided they are screened with landscaping or other appropriate screening devices.
4. Outdoor storage and sales areas shall be entirely enclosed by solid masonry walls not less than six (6) feet in height to adequately screen such areas from view. Reasonable substitutions such as masonry, wood, or metal pilasters with wrought iron/tubular metal (e.g., steel, aluminum, etc.) may be used in place of a solid masonry wall if approved during Design Review. This requirement does not apply to temporary outdoor sales areas and car lots.
5. Satellite antenna dishes shall conform with the standards of the Design Review regulations identified in Section 23.08.090 of the City's Municipal Code.

I. *Walls and Fences.* Walls and fences shall comply with the requirements contained in Section 30.16.010F, *Fences and Walls*, of the City's Municipal Code. In addition, the following standards shall also apply in all "ER-C" Zones:

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1. Walls erected along Leucadia Boulevard and El Camino Real, if constructed to screen views of parking areas in commercial zones from these streets, need not exceed thirty (30) inches in height.
 2. Walls used to screen storage or loading docks shall be solid and shall not exceed six (6) feet in height as measured from the highest grade adjacent to the wall.
 3. Trash receptacles and adequate areas for collecting and loading recyclable materials enclosed by a six (6) foot high masonry wall with view obscuring gates shall be provided in an acceptable location. The requirement for adequate areas for collecting and loading recyclable materials only applies to developments that utilize trash bins/dumpsters.
- J. *Truck Wells.* Truck wells will be screened with the use of landscaping and/or architectural features.
- K. *Refuse Collection Areas/Loading Docks.* All refuse collection areas and structures and loading docks shall be designed and provided in accordance with the applicable City of Encinitas rules and policies and the following standards:
1. Refuse collection areas and structures shall be conveniently accessible to the buildings they are designed to serve.
 2. Loading docks and structures which are used for storage or trash collection shall be screened by landscaping, solid walls, architectural features, or combination thereof, where feasible, in such a manner as not to be visible from a public street or from grade level of any adjacent residential area or open space area. View-obstructing gates to screen trash enclosures shall also be required where trash enclosures are visible from a public street.
- L. *Recycling Facilities.* Recycling facilities shall be provided per Chapter 30.56 of Title 30, Zoning, of the City of Encinitas Code.
- M. *Lighting.* In all Commercial Zones, the following standards relating to lighting shall apply:
1. Lighting placed upon the building shall be architecturally integrated.
 2. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. Freestanding lamp posts shall be no taller than eighteen (18) feet, provided that lighting in parking lots shall not exceed thirty-two (32) feet in height. The intensity of light at the edge of any commercially-zoned parcel that abuts residential uses or natural open space shall not exceed seventy-five (75) foot lamberts from a source of reflected light.
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- N. *Condominium Conversion.* In all "ER-C" Zones, the conversion of the project to condominium ownership shall meet all requirements of the zone within the constraints of the existing development.
- O. *Natural Open Space Buffer.* In the Green Valley Planning Area of the Encinitas Ranch Specific Plan only, a minimum 50 foot wide landscape buffer shall be required between the edge of the large western open space area in Green Valley and any commercial/office use which is located directly adjacent to the natural open space area. This buffer shall be landscaped with native and drought tolerant plant materials, as appropriate. In addition, a minimum 42-inch high wall or fence shall be erected on the residential property line boundary. The wall or fence shall be either constructed as a solid masonry wall or as a minimum 18-inch high masonry wall with wrought iron or tubular metal above. The purpose of the wall or fence shall be to minimize human intrusion into the natural open space area, while permitting visibility.

6.9 OUTDOOR DINING STANDARDS (ALL "ER-MU" AND "ER-C" ZONES AND INTERIM USE STANDARDS) *Paragraph amended 3/18/98 (Reso. 98-17)*

- A. Outdoor dining areas that encroach into the public right-of-way shall require an encroachment permit and must maintain a minimum four (4) foot clearance which excludes planter areas, fire hydrants, street lights, and other street furniture, as well as automobile parking overhangs.
- B. Encroachment permits for outdoor dining within the public rights-of-way shall require that the following information be submitted to the City prior to issuance of the permit; provided that no permit shall be required for outdoor dining facilities intended to serve only the employees of an office or commercial use and which do not encroach into any public rights-of-way.
1. Location and brief description of the proposed encroachments.
 2. Provide a site plan showing local conditions, including streets, sidewalks, and exact locations of all street furniture.
 3. Number of tables and seating requested and not to exceed amount.
 4. Hours of operations shall be pre-determined and limited to associated eating and drinking establishments in the area.
 5. All outdoor lighting shall comply with performance standards and be approved by the City.
 6. Prior to issuance and approval of a permit, a finding shall be made by the Director of Community Development that the outdoor dining will not adversely affect the neighborhood, nor be detrimental to persons residing, visiting or working in the area.

6.10 INTERIM USE STANDARDS *Paragraph amended 3/18/98 (Reso. 98-17)*

It is the intent of the Encinitas Ranch Specific Plan to encourage specific public activities and gatherings in the Green Valley, East Saxony, and West Saxony Planning Areas where such uses may be permitted as interim uses of the land prior to ultimate development.

6.10.1 USES PERMITTED

The following uses are shall be permitted in all areas located within the Green Valley, East Saxony, and West Saxony Planning Areas of the Encinitas Ranch Specific Plan as conditioned below.

USE	GREEN VALLEY	EAST SAXONY	WEST SAXONY
Art/music festivals	P	Cm	Cm
Carnivals	P	X	Cm
Commercial and public parking lots as a principal use	C	X	C
Cultural and interpretive centers	C	C	C
Educational uses, private	C	C	C
Equestrian uses and facilities including, but not limited to riding rings, stables, barns, and associated facilities (See Chapter 30.55, <i>Animal Regulations</i> , in the City's Municipal Code)	P	Cm	Cm
Fairs	P	Cm	Cm
Farmers' market	P	Cm	Cm
Festivals	P	Cm	Cm
Maintenance buildings and facilities including storage for maintenance equipment	P	Cm	Cm
Museums	P	Cm	Cm
Nurseries, horticultural (retail only)	P	Cm	Cm

Table amended 3/18/98 (Reso. 98-17)

USE	GREEN VALLEY	EAST SAXONY	WEST SAXONY
Noncommercial community association recreation and assembly buildings and facilities	C	C	C
Outdoor flower market and specialty retail promoting the flower industry including but not limited to gift shops, florists and basket shops	P	Cm	Cm
Outdoor retail sales	C	C	C
Outdoor snack stands, outdoor cafes, and accessory facilities, subject to the provisions of Section 6.9 of this zoning ordinance	P	Cm	Cm
Picnic areas, public or private	P	P	P
Public gardens, noncommercial	P	P	P
Roadside sales of agricultural products. Operation of a stand, not to exceed an area of 500 square feet, for the display and sale, by the occupant of the premises, of agricultural products produced on the premises. Agricultural products produced off-site may also be displayed and sold from said stand. Said stand to be located not nearer than fifteen (15) feet to any street or highway.	P	P	P
Rodeos	C	X	C
Swap meets	C	X	X

LEGEND

P = Permitted by Right

C = Conditional Use Permit (Major Use Permit) Required

Cm = Conditional Use Permit (Minor Use Permit) Required

X = Prohibited

6.10.2 DURATION OF PERMITTED INTERIM USES *Paragraph amended 3/18/98 (Reso. 98-17)*

Interim uses may be initially permitted to operate for a period of up to two (2) years with the approval of the Director of Community Development, from three (3) to five (5) years with Planning Commission approval. Thereafter, all interim uses shall be reviewed and approved by the Director of Community Development on a yearly basis to extend the operation of the permitted interim use(s) for a period not to exceed one (1) additional year. There is no limit on the number of times that an interim use can be reviewed and the time period extended to allow continued operation of the interim use. In approving requests for determination of time extensions for interim uses, the decision-making authority should consider the following:

- A. Whether the interim use in question is still viable.
- B. Whether the interim use continues to operate compatibly with adjacent on-site and off-site land uses, especially adjacent residential development.
- C. Whether the interim use poses a potential threat to the public's health, safety, or welfare.

6.10.3 DEVELOPMENT PLAN REQUIREMENT *Paragraph amended 3/18/98 (Reso. 98-17)*

A development plan for all interim uses shall be submitted to the City of Encinitas for review and approval and shall include the following items, as a minimum:

- A. Proposed site plan.
- B. Proposed site grading and drainage plan.
- C. Proposed water and sewer plan.
- D. Proposed circulation plan (e.g., ingress and egress, general traffic circulation, off-street parking, etc.).
- E. Proposed development standards (e.g., building setbacks, landscaping, refuse collection facilities, screening, etc.).
- F. Additional information may be required by the Director of Community Development as appropriate.

In reviewing such an application, the interim nature of the use shall be broadly considered. The requirements of permanent urban improvements (e.g., paved parking, roadway and associated facilities, permanent sewer, etc.) shall be minimized to no more than the level necessary for the public health, safety and welfare, taking into account the duration of any such use and temporary solutions available to the applicant.

6.10.4 TRANSITION OF INTERIM STRUCTURES TO PERMANENT STRUCTURES *Paragraph amended 3/18/98 (Reso. 98-17)*

All structures or buildings constructed to house or support interim uses shall be removed from the property, demolished, or dismantled once the interim use ceases to exist/operate or once the interim use becomes a permanent use. Permanent uses shall not be permitted to operate in structures or buildings that were originally constructed to house or support interim uses unless the structures or buildings conform to the City of Encinitas Building Code for all permanent structures and buildings, as well as all other applicable City and County codes.

6.11 PUBLIC/SEMI-PUBLIC ZONE *Paragraph amended 3/18/98 (Reso. 98-17)*

This zone applies to the Olivenhain Municipal Water District (OMWD) property located in the North Mesa Planning Area, the golf course located in the North Mesa and South Mesa Planning Areas, and the community use area located in the Quail Gardens East Planning Area in the Encinitas Ranch Specific Plan Area. This zone will also apply to the proposed elementary school location within the South Mesa Planning Area. The Public/Semi-Public Zone is intended to provide for activities operated by the City, County, or other governmental agencies (such as the OMWD and the municipal golf course.) Please refer to Chapter 30.28 of Title 30 of the City of Encinitas Municipal Code for the development standards that apply in the Public/Semi-Public Zone. *Paragraph amended 3/18/98 (Reso. 98-17)*

If, at some future date, conversion of the municipal golf course to a private golf club is proposed, such a conversion will require an amendment to this Specific Plan and a subsequent Local Coastal Program amendment. *Paragraph amended 8/23/95 (Reso. 95-91)*

6.12 SIGNAGE *Paragraph amended 3/18/98 (Reso. 98-17)*

All signage within all zones within the Encinitas Ranch Specific Plan Area shall conform to the standards and requirements set forth in Section 30.60 of Title 30 of the City of Encinitas Municipal Code, except as amended below for the Commercial Zone ("ER-C" Zone) Only:

6.12.1 DEFINITIONS *Paragraph amended 3/18/98 (Reso. 98-17)*

The definitions contained in Section 30.60.020 of Title 30 of the City of Encinitas Municipal Code shall apply unless otherwise amended below:

- A. *Sign Area.* "Sign area" is the entire area within a single, continuous perimeter enclosing the letters and logo forming an integral part of the design of the sign.



- B. *Sign Height.* "Sign height" is the total distance between the lowest final grade below the base of the sign measured to the top of the highest sign element, including structural and architectural elements and appendages.

6.12.2 GENERAL REGULATIONS *Paragraph amended 3/18/98 (Reso. 98-17)*

- A. Except as allowed by the provisions of Section 30.60 of Title 30 of the City of Encinitas Municipal Code as amended by Section 6.13, *Signage*, of the Encinitas Ranch Zoning Ordinance, it shall be unlawful for any person to post, erect or maintain any sign within the limits of the Encinitas Ranch Specific Plan Area.
- B. It shall be unlawful for any owner of real property within the Encinitas Ranch Specific Plan Area to allow the posting, erecting or maintenance on such person's property of any sign which is in violation of the provisions of the Encinitas Ranch Specific Plan and Zoning Ordinance.
- C. Unless authorized by other provisions within the Encinitas Ranch Specific Plan and Zoning Ordinance, it shall be unlawful for any person to post, erect or maintain any sign within the public right-of-way or upon public property.
- D. The provisions of this section do not apply to signs posted, erected or maintained by the City on public property for a proper public purpose. Such signs include traffic/pedestrian control

signage. All other City signs shall be subject to the regulations of Section 30.60 of Title 30 of the City of Encinitas Municipal Code and the Encinitas Ranch Zoning Ordinance.

E. No sign shall be posted erected or maintained:

1. Within a setback imposed by this Zoning Ordinance on the real property on which the sign is to be located, except as provided by Section 30.60 of Title 30 of the Encinitas Municipal Code and with the provision that freestanding signs may be located within the rights-of-way of Leucadia Boulevard and El Camino Real adjacent to the Commercial Zone and subject to the freestanding signs provisions set forth in Section 6.12.4 of this Zoning Ordinance.
2. So as to obstruct a clear view of the street from any intersecting street or access to public street such as driveways.
3. That moves, flashes, or is intermittently illuminated. Wind propellers and other noise creating devices shall not be permitted. Time and temperature signs shall be permitted subject to the standards and sign area requirements for the specific sign type. No electronic message boards shall be permitted without approval by the Director of Community Development.

F. Signs shall be maintained both visually and structurally to City standards (i.e., Uniform Building Code and Design Review requirements).

G. No sign shall be erected so as to obstruct any door or fire escape of any building or to obstruct free passage over any public right-of-way.

H. No sign shall be erected that would unreasonably obscure from any public view existing, conforming signs on adjacent properties.

6.12.3 NONRESIDENTIAL PERMANENT SIGN STANDARDS *Paragraph amended 3/18/98 (Reso. 98-17)*

On property zoned for nonresidential use, after first obtaining a sign permit to insure that the proposed sign conforms to the provisions of this Section, the property owner may post, erect, and maintain signs consistent with the following regulations:

- A. *Message.* Permanent Commercial signs shall present only a message which is consistent with the commercial uses for which the property is zoned, except no off-site commercial messages shall be presented.
- B. *General Provisions.* On-premise signs may be erected, constructed, placed, created by painting, structurally altered, relocated or maintained provided that a building permit has been issued subject to the following standards:

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1. On-Premise Signs. On-premise signs are permitted on sites subject to use permits in accordance with the terms and conditions of the use permit. Signs may be altered, relocated or added upon the issuance of a minor use permit provided that such change is not specifically prohibited by the use permit condition.
 2. Permitted Combinations of Sign Types.
 - a. Projecting signs are permitted in combination with wall signs.
 - b. Wall signs are permitted on up to four (4) sides of pad tenant buildings and on no more than two (2) sides of major tenant buildings located in an in-line configuration.
 3. Lighting. Signs may be illuminated unless otherwise specified in this section provided such signs are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the property lines. Neon signs, however, are permitted, provided they do not flash. Signs making use of lights to convey the effect of movement, or flashing, intermittent or variable intensity lighting, or become a distraction/hazard to drivers, shall not be permitted. This restriction shall not apply to signs which convey information such as time, temperature, or weather, however, said sign shall be included in permitted sign area.
 4. Sign Program for Multi-Tenanted Buildings. Sign programs shall be required for all buildings with six (6) or more tenants. Sign programs shall remain in force until a new program is submitted and approved. Signs within approved sign programs shall be required to obtain permits, submit applicable fees and shall be in conformance with the approved sign program. Appearance before the applicable Community Advisory Board(s) and the Planning Commission is not required unless so determined by the Director of Community Development. Sign programs shall integrate with the architecture of the building complex, including such elements as size, color, location, and construction material. The sign program is intended to encourage excellence in design, allowing for creativity and art in signage. The signage program shall not vary from the specific limitations of the applicable sign ordinances.

6.12.4 FREESTANDING/MONUMENT SIGNS *Paragraph amended 3/18/98 (Reso. 98-17)*

The following standards shall apply only to areas designated as Commercial Zones within Encinitas Ranch and shall supersede the standards set forth in Section 30.60.100, *Nonresidential Permanent Sign Standards*, of the City's Municipal Code for Commercial Zones only.

A. *Number Permitted.*

1. No more than two (2) freestanding signs shall be permitted on Leucadia Boulevard at entrances into the Regional Commercial Center. The signs shall not exceed eighteen (18) feet in width. In addition, the signs may be multi-sided, but shall not exceed a

height of twenty-two (22) feet, exclusive of architectural features. Architectural features may extend above the twenty-two (22) foot sign height limit another seven (7) feet for a maximum sign height of 29 feet, subject to Design Review. *Paragraph amended 8/23/95 (Reso. 95-91)*

2. No more than one (1) freestanding sign (not including shopping complex identification signs) shall be permitted in El Camino Real. This sign may be constructed up to a maximum height of twenty-two (22) feet exclusive of architectural features and a maximum width of thirty (30) feet. Architectural features may extend above the twenty-two (22) foot sign height limit another seven (7) feet for a maximum sign height of 29 feet. The sign may contain the names and types of businesses located within the shopping complex and may be double-sided. The sign may be multi-sided, subject to Design Review. *Paragraph amended 8/23/95 (Reso. 95-91)*
 3. Shopping complex identification signs identifying a building or complex of businesses as part of an approved sign program shall be allowed on El Camino Real. These signs shall be low focal elements that are integrated into the landscape and do not exceed six (6) feet in height and thirty (30) feet in length. The signs may be located on either side of the entry drive into the Regional Commercial Center from El Camino Real and at the northwest and southwest corners of the intersection of Leucadia Boulevard and El Camino Real. Shopping complex identification signs may be multi-sided.
 4. No freestanding signs are permitted on streets with rights-of-way of sixty (60) feet and less without the approval of the Director of Community Development.
 5. All freestanding/monument signs may include sign area for tenant directory for projects for multiple occupancy building.
- B. *Lettering Height.* The height of letters of individual business names/companies on freestanding monument signs shall not exceed thirty (30) inches; provided that the name of the shopping complex may not exceed forty-eight (48) inches in height.
- C. *Addresses.* Eighteen (18) inch high numbers shall be provided on the building facade of each business that clearly identify the address of the subject site. The color of the numbers shall contrast with the background color of the sign. The sign area utilized for the project address shall be in addition to the sign area for the permitted freestanding sign(s).
- D. *Structure.* Pole signs are prohibited. Signs must either be mounted on a wall or structure having a solid base on the ground, or mounted on two posts having a minimum width dimension of eight (8) inches.

6.12.5 WALL SIGNS *Paragraph amended 3/18/98 (Reso. 98-17)*

- A. *Area.* The maximum area of wall signs, including permanent window signs, on a single building exterior shall be calculated as: one & one-half (1-1/2) square feet per linear foot of building on each building side with a maximum of 250 square feet per sign. No more than four (4) wall signs shall be permitted per tenant with a limit of one (1) sign per building side/frontage.
- B. *Location and Height.* Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line. Wall signs shall be permitted on a parapet wall when said wall is above the roof line. Wall signs shall be permitted on the lower half of roofs when it can be proven that other locations are not visible.
- C. *Lettering Height.* Letters on building wall signs shall not exceed six (6') in height for major tenants.

6.12.6 PROJECTING SIGNS *Paragraph amended 3/18/98 (Reso. 98-17)*

Projecting signs including canopy signs may be erected or placed in accordance with the following provisions:

- A. *Number.* An establishment with frontage on a street may have one projecting sign along each street instead of a freestanding sign.
- B. *Area.* The area of a projecting sign shall not exceed six (6) square feet. The area of an awning/canopy sign shall not exceed four (4) square feet, except in instances where canopy signs are used in lieu of a wall sign; in these cases, sign area shall be based on the sign area for a wall sign. A projecting or canopy sign is permitted to project over a public sidewalk. Projecting signs are allowed under awnings and canopies with no reduction in awning/canopy sign area.
- C. *Height.* Projecting signs may not extend above the roof line at the wall or above the top of a parapet wall.
- D. *Installation.* Support members shall be a part of the architectural design of the sign, and sign shall be free of unsightly supports or attachments.
- E. An establishment may have one (1) projecting sign and one (1) awing sign.

6.12.7 OTHER SIGN TYPES *Paragraph amended 3/18/98 (Reso. 98-17)*

In addition to the foregoing types of signs, the following signs shall be permitted in any location. The area of these signs shall be in addition to the aforesaid maximum sign areas.

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- A. *Directional Signs.* Signs to direct or control on-premise traffic or parking provided such signs do not exceed an area per face of eight (8) square feet or a height of eight (8) feet.
 - B. *Accessory Sign – Drive-In and Drive-Through Businesses.* Such signs shall not be designed to be viewed from beyond the premises and each shall not exceed twenty-five (25) square feet per frontage.
 - C. *Service Station Signs.* One sign relating to grades and prices of gasoline and diesel fuel shall be permitted per street frontage. Maximum price signage shall be consistent with State Codes (13530 Business and Professions Codes).

6.12.8 COMMERCIAL TEMPORARY SIGN STANDARDS *Paragraph amended 3/18/98 (Reso. 98-17)*

The following standards shall apply only to areas designated as Commercial Zones within Encinitas Ranch and shall supersede the standards set forth in Section 30.60.110 of the City's Municipal Code for Commercial Zones only.

In addition to permanent sign standards, the property owner may post, erect and maintain signs on property zoned for commercial use consistent with the following standards:

- A. Temporary signs shall not exceed fifty (50) square feet per side nor fifteen (15) feet in height. Signs may be two-sided. The number of temporary signs is limited to two (2) signs. The total area of all temporary signs cannot exceed fifty (50) square feet in area.
- B. Banners for nonprofit special events may be displayed a maximum of a fourteen (14) day period prior to the event and through the event. A maximum of one banner is permitted not to exceed fifty (50) square feet. Said banners must be removed within three (3) days after the end of the event. Banners may be attached to a building or two posts. The height of a banner when attached to the building shall not extend above the roof line. When attached to posts, the height shall not exceed eight (8) feet. The sign may only be one sided.
- C. Grand opening/closing banners for businesses may be displayed a maximum of 60 days after the initial opening of a business, subject to permit. Banners may be attached to a building or two posts. The height of a banner when attached to the building shall not extend above the roof line. When attached to posts, the height shall not exceed eight (8) feet, may only be one sided and a maximum of 100 square feet.
- D. Banners over public rights-of-way shall be permitted subject to the standards established by the City and approved by the City Manager or his designee. Said banners are for civic and nonprofit City-wide recognized special events. The banner shall not exceed 45 square feet in area and shall be located only on City approved structures. The banners may be displayed no more than fourteen (14) days prior to the event and must be removed within three (3) days of the end of the event. Installation shall be to City specifications. Fees to recover City costs in reviewing the applications shall be established by the City Council.

E. On-site banners for commercial uses shall be allowed subject to the following regulations:

1. Message. Banner signs may bear a design, logo, motto and/or slogan, messages for sales and special promotions, except no off-site commercial message shall be presented.
2. Area. The maximum area shall not exceed 100 square feet.
3. Longevity. Each banner shall not be displayed more than fifteen (15) consecutive days. Only one (1) banner shall be allowed per display period and there shall be no more than four (4) display periods per calendar year.
4. Location. The banner must be attached to the building on the site. Attachment to the roof or parapet wall is not permitted. The banner cannot extend above the ridge line of a structure.
5. Construction. The banner must be constructed of quality durable material that is weather resistant.
6. Fee. The fee for processing a permit shall be established by the City. In addition, a cash bond in the amount to be determined by the City must be posted with the City prior to obtaining a permit to ensure good faith in compliance. The bond along with a projected banner display schedule must be posted annually with the City prior to permit issuance.

The bond shall be refunded upon a change of ownership, closing a business or the use chooses to not utilize banners. The bond may be applied to the following year provided the applicant has not violated these regulations which will result in a forfeit of the bonding fee.

7.0 DESIGN GUIDELINES

7.1 INTRODUCTION AND PURPOSE

Encinitas Ranch is a master-planned community with a well diversified mix of complementary land uses. Through the implementation of Design Guidelines, the ideas and intentions of the Specific Plan can be realized. The Design Guidelines for the Encinitas Ranch Specific Plan are provided to serve as a method of achieving a high quality, aesthetically cohesive environment for the community that will develop within the Encinitas Ranch Specific Plan Area. In addition, the Guidelines create a framework for the development within Encinitas Ranch intended to ensure that new and future development is consistent with the goals and policies of this Specific Plan. More specifically, the objectives of these Design Guidelines are as follows:

- To provide the City of Encinitas with the necessary assurance that the Encinitas Ranch Specific Plan Area will develop in accordance with the character and appearance proposed in this document.
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design character and appearance.
- To provide guidance to City staff, the Planning Commission and the City Council in the review of future development projects in the Specific Plan Area.
- To provide guidance in formulating Covenants, Conditions, and Restrictions for the use of land in the Specific Plan Area.
- To encourage new development in the Specific Plan Area which is compatible with existing development in the project site vicinity, while allowing flexibility for innovative and creative design solutions that respond to contemporary market trends.

These Design Guidelines are intended to provide the property owner, developer, architect, and designer with a framework of guidelines that, when followed, will ensure that new development will be of high quality that complements the character of existing development, while enhancing property values. The Guidelines do not discourage original or innovative designs or expressions. Applicants desiring to create innovative or experimental projects are encouraged to do so, given the understanding that such projects may be subject to higher levels of discretionary or subjective City reviews than more traditional projects.

It should be understood by the applicant that these Guidelines are not regulatory, as are the standards contained in the Encinitas Ranch Zoning Ordinance set forth in Section 6.0 of this document. These Design Guidelines are discretionary on part of the City's approval authority. Likewise, if any inconsistencies or discrepancies between the standards contained in the Design Guidelines and those contained in the Encinitas Ranch Zoning Ordinance (Section 6.0) of this Specific Plan, the standards in the Zoning Ordinance shall take precedence.

7.2 DEVELOPMENT SUBJECT TO DESIGN REVIEW

- A. All new building, landscaping, exterior alterations, or construction projects, whether they require any other City permit or not, are subject to Design Review, unless exempted by the next section, Section 7.3, *Exemptions to Design Review*. *Paragraph amended 3/18/98 (Reso. 98-17)*
- B. Unless otherwise provided herein, the provisions of this section shall apply in addition to the provisions of Chapter 23.08 of the City Municipal Code and Section 6.0, Encinitas Ranch Zoning Ordinance, in this document. Where conflicts between these sections and documents arise, Section 6.0 in this document and the City's Municipal Code shall take precedence over the Design Guidelines contained in Section 7.0 of this Specific Plan for application to the area designated as the Encinitas Ranch Specific Plan.

7.3 EXEMPTIONS TO DESIGN REVIEW

Except as otherwise provided in this Specific Plan, the provisions of Section 23.08.030B of the City of Encinitas Municipal Code concerning exempt projects shall apply to all development within the Encinitas Ranch Specific Plan Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

7.4 APPEALS

- A. Any person aggrieved by a final determination made under the authority of this Section may file an appeal with the next higher authority pursuant to Chapter 1.12 of the Encinitas Municipal Code.
- B. If appeals are filed, a final determination by the Director of Community Development or the Planning Commission shall be appealed only to the City Council. *Paragraph amended 3/18/98 (Reso. 98-17)*

7.5 GENERAL DESIGN GUIDELINES

7.5.1 GENERAL SITE PLANNING GUIDELINES

- A. Building entries for housing, commercial, and office developments, should be designed to be easily visible from surrounding streets, accessways, and public areas, in order to maximize safety.
- B. In residential areas, driveways, and non-circulation element streets shall not be permitted to directly access Leucadia Boulevard.

7.5.2 ARCHITECTURAL GUIDELINES

This subsection within the Encinitas Ranch Design Guidelines contains general architectural guidelines that apply to the entire Specific Plan Area, unless an exception for a specific Planning Area is called out below. These Guidelines discuss appropriate elements for architecture including building massing, colors, materials, and roof lines.

A. *Building Massing*

The following guidelines pertain to all buildings in Encinitas Ranch except those buildings located within the Green Valley Planning Area. The following guidelines are not intended as requirements, although buildings should seek to incorporate some or all of these objectives to mitigate the impact of building massing and to create variety, visual interest and community compatibility. Specific guidelines for architectural massing for the Green Valley uses are contained in Section 7.6.2 of this Specific Plan document.

- 1. Vary the planes of the exterior building walls in depth and/or direction.
- 2. Use landscaping at the ground level to lessen the impact of large buildings.
- 3. Incorporate architectural detailing on building facades to create a sense of interest and diversity provided that such detailing reflects the form and function of the building and does not create the appearance of a false facade.
- 4. Avoid new buildings with long expanses of blank walls at the ground floor level where pedestrians will pass on the sidewalk. Utilize windows, wall insets, change in materials, and canopies to create variety. Where blank walls are unavoidable due to storage space or other interior requirements, these walls should provide opportunities for landscape backdrops, and architectural decoration.

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5. Provide visual relief for long, linear buildings by using architectural projections or recessed areas that create the appearance of smaller adjoining buildings. Break-up large expanses of walls and building facades by creating building recesses and projections; using unique roof shapes; incorporating pilasters, columns, stairs, or towers; adding architectural detailing; and installing windows or doorways, where feasible.
 6. Add vertical articulation in buildings by incorporating architectural features such as towers, parapets, flag poles, etc., especially on buildings located at corner street intersections.
 7. Break-up large building masses into several smaller ones to visually diminish the scale of a building. Building massings can be varied in form or divided to express various interior building functions.
 8. Avoid large expanses of similar rooflines by varying roof heights. This may be accomplished through the use of dormer windows, changes in eave types, and roofline projections.
 9. Reinforce the pedestrian scale of the street by distinguishing the upper floors from the ground floor through the uses of material changes, window variations, overhanging building elements, and other devices which focus attention on the pedestrian level.
 10. Enhance building entrances with special architectural treatments to add visual interest to a facade. These may include the use of recessed entries, small windows over doorways, overhangs, and similar features.

B. *Roofs*

The following guidelines pertain to all buildings in Encinitas Ranch except as modified by any of the guidelines set forth in Section 7.6.2 of this Specific Plan document.

1. Rooflines and roofing styles should be varied on all types of main buildings.
2. In general, pitched roofs are preferred over flat roofs. However, flat roofs with decorative parapets are acceptable for commercial, office, mixed-use, agricultural-related, and civic structures.
3. Flat roofs are prohibited on multi-family residential structures, unless residential uses are intermingled in the same structure(s) as commercial/office uses.
4. Only pitched roofs or flat roofs with architectural interest integrated into the structure shall be permitted on single-family dwelling units.

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5. For commercial, office, community-serving, and mixed-use buildings, mansard roofs are discouraged in favor of flat roofs with decorative parapets. Parapets and variations in rooflines should be incorporated into large buildings occasionally to avoid long expanses of unarticulated building plane.
 6. Accessory structures and buildings for all types of uses may have either flat or pitched roofs.
 7. No building signage shall be permitted to be mounted on any roof within the Encinitas Ranch Specific Plan Area.
 8. All rooftop mechanical equipment must be screened from ground level view by the use of parapets or other architectural element(s).
 9. All visible rooftop equipment should be painted to match the color of the roof as closely as possible.
 10. Roof drains should be designed as an integral part of the structure and shall not be exposed on the exterior walls for nonresidential structures.
 11. Roofing materials shall conform to all City and County building code and fire code standards and requirements.

C. *Windows and Doors*

1. Windows should be designed with clear or lightly tinted glass. Limited use of heavily tinted windows in office buildings may be appropriate. Highly reflective glass is inappropriate.
2. Metal awnings are not appropriate for residential uses in any area within the Encinitas Ranch Specific Plan Area, although fabric awnings are permitted on residential structures. Metal and fabric awnings are permitted on commercial, office, mixed-use, agricultural, and community serving buildings.

D. *Building Colors and Materials*

1. Neon paint colors on buildings shall be avoided.
2. The color palette chosen for a building should be compatible with the colors of adjacent buildings.
3. Awnings, when utilized, shall be designed to be compatible in color to the primary exterior building color(s).
4. Colored roof tiles should be limited to subtle colors such as earth tones, soft pastels, and typical clay colors. Intense hues such as bright reds, greens, or blues are not permitted.

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5. Natural building materials such as brick, stucco, terra cotta, stone, tile, and wood-appearing cladding are appropriate materials for use throughout the Encinitas Ranch Specific Plan Area.
 6. Materials such as simulated brick or stone, pecky cedar, corrugated metal (except in agricultural areas), plywood, or natural (clear or unpainted) wood siding are generally discouraged, except as accent or relief elements. Concrete and similar materials may be appropriate with accents, texture, and design. *Paragraph amended 3/18/98 (Reso. 98-17)*
 7. Continuity of building materials and colors on all building elevations is an important aspect of establishing a strong community image.

E. *Passive Solar Design*

Passive solar heating techniques will be employed wherever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.

7.5.3 GENERAL LANDSCAPE GUIDELINES

A. *Master Landscape Plans*

The Encinitas Ranch project includes a Master Landscape Plan. The Master Landscape Plan as shown in Figure 26 is intended to ensure that the Encinitas Ranch project minimizes impacts between adjacent land uses, while creating dynamic streetscenes and landscaping which tie the entire project together. The landscape development concept is intended to provide a continuous and harmonious setting for the entire community. The conceptual landscape plan has been designed to accomplish the following goals: *Paragraph amended 3/18/98 (Reso. 98-17)*

- To provide a consistent and harmonious landscape setting and environmental character.
- To identify special features and landscape treatments such as project entries, the golf course and club house facilities, and the major streetscenes.
- To develop landscape edge conditions that integrate the project into the surrounding community.
- To encourage selection of plant materials and implement irrigation techniques that will maximize aesthetic quality while minimizing resource consumption.

MASTER LANDSCAPE PLAN

LEGEND

EDGE CONDITIONS

-  AGRICULTURE BUFFER
-  PROPOSED/EXISTING DEVELOPMENT
-  BUFFER/SCREEN
-  BLENDED TRANSITIONAL ZONE LANDSCAPE BUFFER (Developed/Natural)

CIRCULATION/STREET SCENES

-  MAJOR STREETScape WITH LDZ
-  ENHANCED COLLECTOR WITH LDZ
-  ENHANCED COLLECTOR LANDSCAPE BUFFERS-PROJECT ENTRANCE
-  ENHANCED COLLECTOR WITH LANDSCAPE BUFFERS-GOLF COURSE/OPEN SPACE

LANDSCAPE TREATMENTS AND ZONES

-  GREENBELT MITIGATION ZONE
-  GOLF COURSE
-  SPECIAL TREATMENT ZONE
 - Commercial
 - Mixed-use
 - Multi-family
 - Clubhouse

ENTRIES

-  ENHANCED COMMUNITY ENTRY-MAJOR
-  ENHANCED COMMUNITY ENTRY-MINOR
-  ENHANCED ENTRY



ENCINITAS RANCH SPECIFIC PLAN
FIGURE 26

B. *Landscape Development Zone and Streetscape Plantings*

1. Street trees shall be required to be planted along all public streets within Encinitas Ranch. Street trees planted in parkways and medians of Circulation Element Roads and in commercial/office/mixed-use areas of Encinitas Ranch should be planted at an average spacing of fifty (50) feet on center. Street trees in residential neighborhoods should be planted at an average spacing of sixty (60) feet on center.
2. Landscape Development Zones (LDZs) are planned along the portions of Quail Gardens Drive and Leucadia Boulevard that pass through the Encinitas Ranch Specific Plan Area (see Figures 19A, 19B, and 19C, on pages 4-3 to 4-5). The LDZ on Quail Gardens Drive shall extend thirteen (13) feet beyond the face of the street curb. On Leucadia Boulevard, the LDZ shall extend thirty (30) to thirty-five (35) feet beyond the face of the street curb. The LDZ along the portions of Leucadia Boulevard through the bluffs will include the steep slopes on either side of the road. In areas of steep slopes, the LDZ width shall be measured horizontally, not vertically.
3. Plant materials in parkways and LDZs along Circulation Element Roads, except in the Green Valley Planning Area, shall be planted in informal patterns to complement the quasi-rural atmosphere of existing surrounding developments. Plantings in medians may either be formal or informal, depending upon the desired affect.
4. Plant materials in parkways and LDZs along Circulation Element Roads in the Green Valley Planning Area may be planted in either formal or informal patterns, depending upon the ultimate theme(s) selected for development in this area.

C. *Golf Course and Recreational Area Landscaping*

A variety of recreation opportunities are afforded within the Encinitas Ranch Specific Plan Area including the 18-hole golf course, a community-oriented recreation area adjacent to El Camino Real, and the elementary school site which will supplement the community recreation facilities during non-school hours. These three primary recreation areas which exist within the project site will be landscaped to serve their particular recreational functions.

The largest recreational area within the Encinitas Ranch Specific Plan Area is the golf course. Landscaping will take on the appearance of a highly manicured park along the fairways and greens. In general, plant materials within the golf course should be arranged in informal patterns to resemble a naturalized environment and incorporation of native and drought-tolerant plant materials encouraged. Toward the edges of the course, and especially in areas where the golf course abuts natural open space areas or agricultural uses, the use of high maintenance plant materials with high water requirements shall be minimized and the use of indigenous or drought tolerant plant materials, developed in consultation with the California Department of Fish and Game, shall be required. Pest-resistant and disease-resistant plant materials shall be utilized on the golf course adjacent to all agricultural uses. In addition, fencing shall be used as appropriate to prevent intrusion of golfers into designated agricultural areas. *Paragraph amended 8/23/95 (Reso. 95-91)*

Cultivated/ornamental plant materials and species with high water requirements should be concentrated near the club house facility and along the club house entry drive and may be arranged in either formal or informal patterns, depending upon the landscape themes ultimately selected for the golf course. Plant selection and a landscape theme will be determined at the time that the golf course is submitted to the City of Encinitas for Design Review.

The community-oriented recreational area will include athletic playing fields, restroom facilities, and recreation trails. Landscaping in these areas will be designed to require minimal maintenance, while being suitable for heavy use. The playing fields shall be turf and trees and shrubs shall be located around the periphery of the recreation area and adjacent to the restroom structure. Shrubs may be limited to a few key areas in order to provide for easy surveillance by police personnel. *Paragraph amended 3/18/98 (Reso. 98-17)*

D. *Edge Conditions*

A variety of edge conditions and landscape treatments between different land uses within Encinitas Ranch and between on-site and off-site land uses at project site boundaries require special attention. At edges, landscape buffering is required to soften visual impacts and to create compatible transitional zones between land uses while delineating them as distinct localities. Illustrations depicting edge conditions are provided in Section 3.2.

E. *Circulation/Streetscenes*

All Circulation Element Roads within Encinitas Ranch shall be landscaped to promote community character and, as appropriate, reflect existing plant materials used in adjacent off-site areas and the City of Encinitas as a whole. Plants should be carefully selected to reinforce the quasi-rural and agricultural heritage of the site, although more formalized landscaping is appropriate within the Green Valley Area. Continuity will be achieved through the use of a limited plant palette which shall be determined at the Design Review stage.

1. Major Streetscene with Landscape Development Zone (Leucadia Boulevard)

Perhaps the most visible streetscene within the Encinitas Ranch Specific Plan Area will be the Leucadia Boulevard streetscene. Leucadia Boulevard will include a landscaped median from the western project boundary to the eastern edge of the golf course. No landscape median is planned through the natural open space in order to minimize the right-of-way necessary for the road, minimize grading through the bluffs on-site, and preserve existing sensitive plant species. The median will commence again from Garden View Road, east to El Camino Real.

The Leucadia Boulevard streetscape will consist of a Landscape Development Zone (LDZ) which will include a meandering pedestrian/bicycle path. On-street bicycle lanes will be provided on both sides of Leucadia Boulevard. The LDZ along Leucadia Boulevard will vary from thirty (30) feet in width between Sidonia Street, east to the Garden View Road extension, to a thirty-five (35) foot width between the Garden View Road extension and El Camino Real. *Paragraph amended 3/18/98 (Reso. 98-17)*

The LDZ will be landscaped with a variety of ornamental, drought tolerant, and native plant species to create a park-like setting along Leucadia Boulevard in keeping with its designation as a "scenic roadway." The landscaping will be designed to blend in with the golf course landscaping and allow views across portions of the golf course. The streetscape planting concept will consist of informally spaced evergreen and deciduous street trees. The major community streetscene LDZs along Leucadia Boulevard are depicted in Figures 19A and 19B on pages 4-4 and 4-5. The LDZ will include slopes on either side of Leucadia Boulevard; therefore, the LDZ will be measured horizontally, not vertically.

2. Enhanced Collector with LDZ (Quail Gardens Drive)

Enhanced collector landscaping will occur only along portions of Quail Gardens Drive. Landscaping on this enhanced collector will consist of a thirteen (13) foot wide LDZ. Plantings within the Quail Gardens Drive LDZ shall be informal. A minimum eight (8) foot wide recreation trail shall meander through the LDZ on the eastern side of the street (see Figure 19C, *Roadway Cross-Sections*, on page 4-6, Illustration D-D'). *Paragraph amended 3/18/98 (Reso. 98-17)*

3. Enhanced Collector Landscape Buffers - Project Entrances

Through the establishment of sensitively designed landscaped buffers at entrances into Encinitas Ranch, it will be possible to create a gentle transition between the project and the surrounding communities without resulting in an abrupt and definitive edge condition. These landscape buffers will consist of a mixture of existing off-site vegetation and plant varieties which are proposed for Encinitas Ranch. Thus, there will not be an abrupt edge formed by a sudden change in vegetation at the project boundary, but rather a smooth, gradual transition which will welcome visitors and residents to the property.

Landscape buffers will exist on all entrances to the project along northern and southern Quail Gardens Drive, Via Cantabria, Saxony Road, and Garden View Road. On northern Quail Gardens Drive and at the intersection of Garden View Road and Via Cantabria, the landscape buffers will end at an enhanced internal entry where the project-wide landscape theme will be established.

4. Enhanced Collector Landscape Buffers - Golf Course & Natural Open Space

Landscape buffers will occur in places where the roadway is not bisecting a land use, but where it is serving as a boundary between dissimilar uses. It is intended that the landscaping will act as an efficient transitional area to blend different land use intensities. This landscape type will exist along the Garden View Road extension where the street separates commercial development from natural open space and along the portions of Quail Gardens Drive which borders the golf course. These landscape buffers will consist of informal groupings of street trees. *Paragraph amended 3/18/98 (Reso. 98-17)*

F. *Specific Landscape Treatments and Zones*

1. Greenbelt Mitigation Zone

Within the linear greenbelt proposed along El Camino Real in the Green Valley Planning Area, a series of swales and detention/sedimentation basins will be designed and landscaped to resemble a naturally occurring riparian corridor. The vegetation in this area will provide valuable wildlife habitat and serve as a scenic amenity along El Camino Real, as well as a cleansing agent for urban runoff. Landscaping in the riparian area should be unique but not interfere with the primary drainage function of the greenbelt. The locations of the riparian/mitigation zone in the greenbelt is depicted in Figure 17C, *Greenbelt Mitigation Plan*. *Paragraph amended 3/18/98 (Reso. 98-17)*

2. Special Treatment Zone

Several high intensity land use types within the project site will require a more intense landscape treatment. These areas include commercial, mixed use and multi-family areas. Additionally, the golf course club house and a possible hotel site in the portion of the North Mesa Planning Area zoned "ER-SFR5, will also require intensive landscaping. Plant materials and design (masses and forms) in these zones should be used to create an identity for specific facilities and to help visually integrate these areas into their larger environmental context. Special treatment zones shall consist of large specimen trees, flowering shrubbery, ground cover, annual color and turf which will punctuate these areas. Each special treatment zone should incorporate the project wide landscape theme but also develop their own distinctive landscape characteristics. *Paragraph amended 3/18/98 (Reso. 98-17)*

G. Entries

Landscaped entry features within the Encinitas Ranch Specific Plan Area should be designed to serve as accent points, provide view corridors into the project, and introduce the theme and character of the Encinitas Ranch community through the judicious use of trees and accent plantings. Enhanced entries into the project site should also establish the project-wide landscape theme.

1. Enhanced Community Entry - Major

At the southwest corner of Leucadia Boulevard and El Camino Real, a monument and associated landscaping acting as an entry for the City of Encinitas shall be provided. Four (4) crosswalk delineations at the intersection of Quail Gardens Drive and Leucadia Boulevard shall be provided; two (2) across Leucadia Boulevard and two (2) across Quail Gardens Drive. The crosswalk delineations shall be provided through an enhanced paving section of not less than 8 feet in width, using colored concrete and a heavily exposed aggregate. A design substantially filling the intersection bounded by the crosswalk delineations using "streetcrete" or a similar treated asphalt, or an enhanced concrete element shall be provided. Corner monumentation will be provided at the intersection of either Sidonia Street and Leucadia Boulevard or Quail Gardens Drive and Leucadia Boulevard, which shall be similar in character (e.g., size, graphics, plant materials) to the City of Encinitas entrance monumentation at Leucadia Boulevard and El Camino Real, subject to Design Review. *Paragraph amended 3/18/98 (Reso. 98-17)*

2. Enhanced Community Entry - Minor

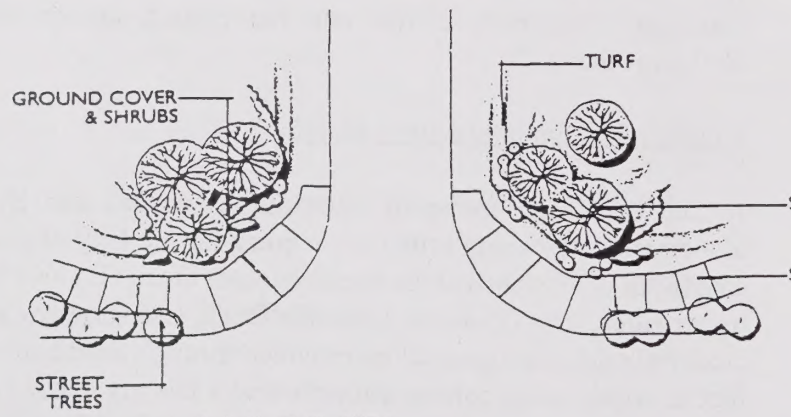
Two minor community entries will be provided in the Encinitas Ranch. One located at Town Center Drive at the entrance into the Regional Commercial Center, and a second in the North Mesa Planning Area on Quail Gardens Drive, at its intersection with Quail Hollow Drive and Swallowtail. The minor community entry landscaping treatment will duplicate the major entry features but at a smaller scale, and the pedestrian delineation will only cross between those corners wholly within the Specific Plan area (i.e. Town Center Drive and Quail Gardens

Drive). Corner landscape features will be required as a part of the landscape plan included for development of associated residential and commercial areas. Project signage/identification may exist at the minor entries. *Paragraph amended 3/18/98 (Reso. 98-17)*

3. Enhanced Entries

Two (2) enhanced entries are planned within the Encinitas Ranch project. One enhanced entry will be located at the entrance into the club house/golf course facilities on Quail Gardens Drive, and the other enhanced entry occurs at the entrance into the Regional Commercial Center from Leucadia Boulevard (Town Center Place). Although these entries will reflect the design and landscaping of the Enhanced Community Minor Entry features, the enhanced entries will be simpler. *Paragraph amended 3/18/98 (Reso. 98-17)*

ENHANCED ENTRY



H. *Slope Plantings/Fuel Modification Guidelines*

The fire control guidelines outlined in the Landscape Standards of the Encinitas Fire Department shall be implemented for planting and maintenance programs. *Paragraph amended 3/18/98 (Reso. 98-17)*

I. *Landscape Planting Palette*

It is the intent of these Landscape Design Guidelines to provide flexibility and diversity in plant materials, while encouraging the use of a limited palette of primary plant materials in order to give greater unity and thematic identity to the Encinitas Ranch community. Therefore, rather than limit permitted plant materials to a narrow list of plant species, the aim of these guidelines is to encourage the use of a variety of plants carefully selected for their appropriateness to the community identity, climatic conditions, soil conditions, and ease of maintenance. Therefore,

all plant materials contained on the City of Encinitas Master Plant List, as permitted in the City's *Community Design Guidelines*, shall be permitted within the Encinitas Ranch Specific Plan Area. When finalizing a plant palette for a specific area within Encinitas Ranch, special consideration should be given to incorporating drought tolerant and native plant materials from indigenous plant communities (e.g., chaparral, coastal sage scrub, etc.) into the palette as much as feasible and appropriate.

In addition to all of the plants contained on the City's Master Plant List, the plant materials below are also permitted and recommended for incorporation into the planting palette for specific development projects within Encinitas Ranch. The list of acceptable plant materials is not limited exclusively to these plants. Additional plant materials should also be considered as appropriate. *Paragraph amended 3/18/98 (Reso. 98-17)*

1. Trees

Acacia longifolia (Bailey Acacia)
Archontophoenix cunninghamiana (King Palm)
Arecastrum romanzoffianum (Queen Palm)
Casuarina (Beefwood)
Catalpa (Western Catalpa)
Cinnamomum camphora (Camphor Tree)
Ficus microcarpa (Indian Laurel Fig)
Ficus rubiginosa (Rusty-leaf Fig)
Fraxinus uhdei (Shamel Ash)
Fraxinus velutina "modesto" (Modesto Ash)
Gleditsia traicanthos (Sunburst Locust)
Juglans californica (Southern California Black Walnut)
Olea europaea (Olive Tree)
Phoenix canariensis (Canary Island Date Palm)
Phoenix dactylifera (Date Palm)
Pinus canariensis (Canary Island Pine)
Pinus pinea (Italian Stone Pine)
Pistacia chinensis (Chinese Pistache)
Platanus acerifolia (London Plane Tree)
Prunus cerasifera atropurpurea (Pissard Plum)
Ulmus parvifolia (Chinese Elm)
Washingtonia filifera (California Fan Palm)
Washingtonia robusta (Mexican Fan Palm)
Zelkova serrata (Sawtooth Zelkova)

2. Shrubs

Abelia grandiflora (Glossy Abelia)
Arctostaphylos spp. (Manzanita)
Callistemon citrinus (Lemon Bottle Brush)
Cassia artemisioides (Featherly Cassia)
Coleonena pulchrum (Pink Diosma)
Cordyline australis (Dracaena)
Dodonaea viscosa (Hopseed)
Euonymus (Burning Bush)
Hakea laurina (Sea Urchin Tree)
Leucophyllum frutescens (Texas Ranger)
Ligustrum spp. (Privet)
Mahonia aquifolium (Oregon Grape)
Myrica californica (Wax Myrtle)
Myrtus communis (Myrtle)
Phoridium tenax (Flax)
Photinia serrulata (Chinese Photinia)
Prunus caroliniana (Carolina Laurel Cherry)
Punica granatum (Pomegranate)
Rhus integrifolia (Lemonade Berry)
Rhus laurina (Laurel Sumac)
Rhus ovata (Sugar Bush)
Viburnum spp. (Viburnum spp.)

3. Ground Covers

Arctostaphylos uva-ursi (Bearberry)
Arctotheca calendula (Capeweed)
Baccharis pilularis (Dwarf Coyote Bush)
Beaumontia grandiflora (Herald's Trumpet)
Drosanthemum spp. (Ice Plant)
Hedera helix (English Ivy)
Juniperus spp. (Junipers)
Passiflora (Passion Vine)
Polygonum capitum (Knotweed)
Santolina chamaecyparissus (Lavender Cotton)
Stephanotis floribunda (Madagascar Jasmine)
Thymus serpyllum (Mother-of-Thyme)

A detailed plant palette must be submitted to the City of Encinitas for Design Review by the Planning Commission prior to the commencement of construction for any development project within the Encinitas Ranch Specific Plan Area.

7.6 GREEN VALLEY DESIGN GUIDELINES

In the event that any of the following design guidelines for the Green Valley Planning Area in the Encinitas Ranch Specific Plan Area conflict with one or more of the general design guidelines contained in Section 7.5 of this document, then these Green Valley design guidelines shall take precedence.

7.6.1 SITE PLANNING GUIDELINES - GREEN VALLEY

A. *General Site Planning Guidelines*

The local street system within the Green Valley Planning Area shall be designed to integrate commercial, mixed-use, and residential development to facilitate vehicular and pedestrian movement between land uses without requiring vehicles and pedestrians to re-enter the public street system.

B. *Regional Commercial Center*

1. All buildings with a floor area of 30,000 square feet or less which are located within 300 feet of Leucadia Boulevard shall be constructed with fully articulated facades on all faces, since these buildings will be visible from many different angles and streets. Buildings larger than 30,000 which are readily visible from El Camino Real and Leucadia Boulevard should incorporate periodic changes in facade treatments (e.g., changes in color, texture, material, etc.) to create visual interest.
2. The vast size of the large users (40,000 square feet and greater in size) who are expected to locate within the Regional Commercial Center will not encourage pedestrian movement between individual stores. Therefore, the site plan(s) for the Regional Commercial Center should accommodate easy vehicular movement between uses via a street network internal to the Center. The Center should allow vehicular movement between uses on-site, so that traffic circulating between stores and businesses need not use the surrounding external street system except to enter or leave the Center.
3. It is anticipated that the Regional Commercial Center will contain numerous high-volume businesses that require substantial parking areas. However, parking lots should be designed to enable people leaving their cars in the parking areas to reach the commercial buildings with minimal crossing of access drives or internal circulation roadways.
4. It is the intent of this Specific Plan to encourage innovative parking solutions in the Regional Commercial Center. The provision of vast amounts of parking consumes valuable land, results in major development costs, and promotes continued reliance on the automobile. Where feasible, the following parking solutions are encouraged:

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- a. *Shared Parking:* Because certain active uses function differently and attract people at different times of the day and night, the possibility of two or more uses sharing the same parking area should be examined and implemented, subject to approval by the City Engineer & Community Development Director. For example, offices and daytime-oriented retail uses could share parking facilities with night clubs or theaters. Once uses are established, changes in the types of uses sharing the same parking area shall require preparation of a shared parking study, unless the new types of uses are essentially similar to the original types of uses.
 - b. *Joint-development Parking Districts:* Owners of two or more contiguous properties may form a parking district and develop a comprehensive parking plan which will allow them to meet their parking requirements in a coordinated manner, not necessarily tied to individual zoning requirements. Creation of a parking district and any parking plan will require the approval of the City Engineer and the Director of Community Development.
5. Where buildings are grouped near El Camino Real and Leucadia Boulevard the building mass should be small; large building masses should be set back from and face these major streets.
 6. Smaller stores and businesses (30,000 square feet and less in size) may be clustered to permit a pedestrian orientation, possibly around a small pedestrian plaza or gathering node. Restaurants, in particular, are encouraged to locate in close proximity to one another and may share a central outdoor eating space. Heat lamps and night lighting can make this area conducive to night and year-round outdoor dining.
 7. Buildings and site plan elements within the Regional Commercial Center will not be pedestrian scale. However, specific elements of the overall site plan and the buildings on-site should be designed to be pedestrian-friendly. These elements may include arcades, building overhangs, enriched paving, special landscape treatments, and street furniture (e.g., benches, bollards, trash cans, etc.) which should be concentrated at building entrances and at small gathering nodes or plazas within the Commercial Center.
 8. Small plazas and/or gathering nodes are encouraged to be provided at periodic intervals throughout the Regional Commercial Center. These plazas/nodes need not be large, formal, or elaborate spaces, but should include human-scaled elements and places for people to rest, socialize, and people watch.
 9. Visual landscape relief elements such as clustering of trees and shrubs in small, landscaped islands within the parking areas may be incorporated into the shopping center design to visually break-up large expanses of paving. If preferred, trees and

landscaping plantings may be evenly distributed through parking lots in planters no smaller than 5 feet by 5 feet in size (curb face to curb face).

10. Covered arcades and/or awnings are encouraged along sidewalks to protect pedestrians from sun and inclement weather. Arcades need not be continuous structures, but may break periodically to allow clear views of building facades and add visual interest to the streetscene. Awnings may be provided at building entrances and on windows.

C. *Mixed-Use Development*

1. Retail uses shall be concentrated on the first floor of all buildings in the mixed-use area of Green Valley; however, office and residential uses are also permitted on the first floor. Office and/or residential uses may be constructed over the retail uses.
2. All residential units in buildings that contain a mixture of residential and commercial/office uses shall have access separate from the adjoining commercial/office uses. However, internal access between the various uses shall not be precluded. Residential entries shall be clearly discernible to be different from commercial and office access points.
3. Buildings with long expanses of blank walls at the ground floor level where pedestrians will pass on the sidewalk should be avoided. Windows, wall insets, change in materials or canopies should be utilized to create variety. Where blank walls are unavoidable due to storage space or other interior requirements, these walls should provide opportunities for landscape backdrops, and architectural decoration.
4. Covered arcades or awnings are encouraged along sidewalks to protect pedestrians from sun and inclement weather. Arcades need not be continuous structures, but may break periodically to allow clear views of building facades and add visual interest to the streetscene.
5. Where possible, the public entrance to shops, stores, and lobbies shall orient to the major pedestrian routes.
6. It is the intent of this Specific Plan to encourage innovative parking solutions in the Mixed-Use Zone in the Green Valley Planning Area. The provision of vast amounts of parking consumes valuable land, results in major development costs, and promotes continued reliance on the automobile. Where feasible, the following parking solutions are encouraged:
 - a. *Shared Parking:* Because certain active uses function differently and attract people at different times of the day and night, the possibility of two or more uses sharing the same parking area should be examined and implemented, subject to approval by the City Engineer & Community

Development Director. For example, offices and daytime-oriented retail uses could share parking facilities with night clubs or theaters. Once uses are established, changes in the types of uses sharing the same parking area shall require preparation of a shared parking study, unless the new types of uses are essentially similar to the original types of uses.

- b. *Joint-development Parking Districts:* Owners of two or more contiguous properties may form a parking district and develop a comprehensive parking plan which will allow them to meet their parking requirements in a coordinated manner, not necessarily tied to individual zoning requirements. Creation of a parking district and any parking plan will require the approval of the City Engineer and the Director of Community Development.

D. *Multi-Family Residential Development*

1. In the Green Valley Planning Area, residential areas should be developed in a traditional grid-pattern configuration, minimizing use of cul-de-sacs and dead-end streets unless necessary for safe traffic movement and to protect the integrity of existing off-site residential neighborhoods.
2. Multi-family residential buildings should be designed to relate to surrounding streets where possible. For example, buildings may be constructed with both a "front" and a "back" door, so that the buildings may face the street, but access could be provided from a parking lot or alleyway via a "back" door.
3. Free-standing multi-family residential developments in Green Valley shall be designed to reflect an intensity of use that is compatible with the nearby locations of the commercial center and mixed-use development within Green Valley.
4. Garages, carports, and assigned parking spaces shall be located not more than 250 feet from the multi-family dwelling unit(s) they are intended to serve.
5. Public spaces should be clearly delineated from private spaces through the use of paving and building materials, grade separations, and physical separations such as landscaping, fences, walls, screens, earth berms, or building enclosures. This delineation between public and private use areas will create "defensible spaces", a term that refers to the monitoring of identifiable spaces by the actual residents of a housing development or neighborhood, rather than by City law enforcement.
6. Interior common open spaces including patios, courtyards, recreation centers, and individual living unit entrances should be visible from a majority of the living units. These areas should be designed to allow easy surveillance from the living units.

7.6.2. ARCHITECTURAL GUIDELINES - GREEN VALLEY

A. *General Architecture Guidelines (All Portions of Green Valley)*

1. The following roof materials are strongly discouraged in Green Valley: corrugated metal, high contrast or brightly colored glazed tiles or asphalt shingles, highly reflective materials, and illuminated roofs. However, standing seam metal, batten seam metal, and copper roofing shall be permitted in all areas within the Green Valley Planning Area.
2. Natural building materials such as brick, stucco, terra cotta, stone, tile, and wood-appearing cladding are appropriate throughout the Green Valley Planning Area. Materials such as simulated brick or stone, pecky cedar, corrugated metal, plywood, or natural (clear or unpainted) wood siding are discouraged, except as accent or relief elements. Concrete and similar materials may be acceptable if accents through design, texture, or color is included.
3. Each residential, commercial, or mixed-use development in Green Valley should incorporate elements of a Planning Area wide design theme to help create a consistent and aesthetically-pleasing community character throughout the Green Valley Planning Area. These elements may include architectural style, compatible building colors and materials, and/or landscaping.

B. *Regional Commercial Center*

1. Large buildings should include changes in building colors and materials to create visual diversity. Because of the large scale of the buildings in the Regional Commercial Center, it is not possible nor desirable to create highly articulated building facades or masses. However, focal elements such as towers, parapets, arcades, and building overhangs are encouraged at building entrances and corners. Each of the major commercial buildings in the Regional Commercial Center should include one primary focal design element along the building roofline. Fine architectural detailing such as "gingerbread" is not appropriate due to the size of the proposed commercial users and, as such, shall be discouraged.
2. The architectural theme ultimately selected for the Regional Commercial Center should consciously acknowledge that the majority of the buildings in the Center are large buildings. There should be no pretense that the buildings are human-scaled structures, since these buildings are, by their very nature, designed at a "macro" scale, not a "micro" scale.
3. The visual appearance of the Regional Commercial Center from both El Camino Real and Leucadia Boulevard is of primary importance. Buildings should be designed to present an attractive facade to these streets. Facades which face these streets should be

enhanced through the use of changes in building materials and/or colors. These buildings should incorporate focal elements (i.e., towers, parapets, roof overhangs, roofline modifications, etc.) that create the appearance of overall articulation when viewed from a distance from El Camino Real and Leucadia Boulevard.

4. Windows, signs, displays and entrances shall convey information about the nature of the business inside.
5. Where possible, the public entrance to shops, stores, and lobbies shall be pedestrian route oriented.
6. Buildings located at the corner of two or more major streets shall be designed as focal elements. Buildings should incorporate specialized architectural features such as towers, parapets, flag poles, or other architectural elements to create interesting focal points.

C. Mixed-Use Development

1. Rectangular, box-like buildings and facades are appropriate in the mixed-use "Village Center" in Green Valley and shall be built to resemble traditional store fronts. Buildings may be two to three stories in height. The first floor should provide extensive pedestrian-scaled elements in the storefront design.
2. Non-retail commercial uses, offices, or residential/office lobbies shall occupy no more than 30% of the ground level frontage along the major retail street in the mixed-use area of Green Valley. Office and other non-retail uses may occupy up to 100% of buildings which do not front on the major retail street in the mixed-use area of Green Valley.
3. Active street frontage along major and secondary pedestrian routes is the key to creating an interesting, safe and more exciting pedestrian environment. To encourage this, buildings should be designed with large show windows facing streets and pedestrian walkways to provide visual interest and advertising opportunities for local shops.
4. Display windows shall be included in at least 70% of the linear first floor storefront, but may vary as to height, style, and size. These windows may be recessed, flush with, or protrude out from the building facade. It is desirable to vary window size and type to create interesting building frontages.
5. Unlike the commercial uses in the Regional Commercial Center, fine architectural detailing is appropriate in the mixed-use area of Green Valley. These details may include such elements as soffits, moldings, recessed panels, highly articulated building facades, tile detailing, and other similar architectural elements.

6. Buildings located at the corner of two or more major streets shall be designed as focal elements. Buildings should incorporate specialized architectural features such as towers, parapets, flag poles, or other focal points to create interesting focal points.
7. In the village center, mansard roofs are discouraged in favor of flat roofs with decorative parapets or full roofs.

D. *Multi-Family Residential Development*

1. Garages, carports, and accessory structures (e.g., restroom buildings, maintenance structures, laundry room buildings) should be designed as an integral part of the overall project. They shall be similar in materials, color, and detail to the principal buildings within the development.
2. Carports are permitted within residential development. Prefabricated structures without distinguishing design features or architectural detailing shall be prohibited.

7.6.3 LANDSCAPING GUIDELINES - GREEN VALLEY

A. *Entry Features/Monumentation*

1. A major entry feature/monument shall be constructed at the intersection of El Camino Real and Leucadia Boulevard and shall consist of a freestanding community identification sign and landscaping. The signage and landscaping shall be designed to incorporate building motifs and plant materials that are found within the Encinitas Ranch Specific Plan Area.
2. Two (2) minor community entries are planned in Green Valley. One minor community entry will be located on El Camino Real at the entrance into the Regional Commercial Center at Town Center Drive. This entry will include a sign/clock tower that may extend up to twenty-two (22) feet tall exclusive of architectural features. Architectural features may extend above the twenty-two (22) foot sign limit another seven (7) feet for a maximum sign height of 29 feet. A second minor community entry is planned at the intersection of Garden View Road and El Camino Real. If an entry monument feature or wall is provided at this location, it shall not exceed the standards set forth in the City's Municipal Code. *Paragraph amended 8/23/95 (Reso. 95-91) and 3/18/98 (Reso. 98-17)*
3. Two (2) enhanced entries shall be constructed at the entrances into the Regional Commercial Center from Leucadia Boulevard. These features/monuments shall include freestanding community identification signage and palm trees or flowering specimen/accent trees.

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4. Entry signage in the Regional Commercial Center should be developed in accordance with the standards and requirements set forth in Section 6.13.4 in this Specific Plan.
Amended 8/23/95 (Reso. 95-91)

B. *Landscape Design Elements*

1. Utilize common site design elements such as lighting, signage, enhanced paving, and landscaping to unify the site.
2. Incorporate colored or stamped concrete, brick pavers, or other similar enhanced paving materials to define pedestrian cross-walks and key intersections on streets within the mixed-use development and on Leucadia Boulevard between the mixed-use commercial area and the Regional Commercial Center.
3. Screen all parking lots and areas from the views of passing motorists on El Camino Real and Leucadia Boulevard by the use of 30-inch high solid block walls, low earth berms, landscaping, or combination thereof. Landscape materials should be carefully selected and walls and berms designed so as not to obscure views of the buildings in the mixed-use area and the Regional Commercial Center.
4. Use tall vertical elements such as light fixtures and trees as a foil to the expansive parking lots in the Regional Commercial Center and balance for the large buildings. Trees may be planted in regular intervals throughout the parking lots and massed together in "islands". If "islands" are used, the "islands" should be large enough to break up long, extended views of the parking areas.
5. Loading docks and parking areas in the Regional Commercial Center, if they face El Camino Real and/or Leucadia Boulevard, shall be screened from ground level views from either of these streets by walls, earth berms, landscaping, or combination thereof. Similar screening from the Via Cantabria/Garden View Road extension view lines should be included.

C. *Landscape Planting Palette*

All plant materials permitted in other areas of the Encinitas Ranch Specific Plan Area are also allowed within the Green Valley Planning Area. Although use of drought tolerant plantings is encouraged in all areas situated within the Encinitas Ranch project, some of the more "naturalized" plant materials may not be appropriate given the urban conditions present in Green Valley. Consideration should be given to low maintenance, hardy plant materials that can tolerate the greater intensity of development in Green Valley and the associated urban conditions. When selecting plants from the City's Master Plant List and the expanded plant list contained in Section 7.5.3.I. of this Specific Plan, care should be given to create a landscape that unifies the many different uses and types of development in Green Valley by repetition of certain landscape characteristics such as plant form, color, and/or texture, as well as compatible growth requirements.

8.0 GENERAL PLAN & COASTAL ACT COMPLIANCE

The Encinitas Ranch Specific Plan was prepared in accordance with relevant goals, policies, and provisions of the City of Encinitas General Plan. The following are pertinent goals and policies specified under each section of the General Plan followed by a discussion of the Specific Plan's conformance to the General Plan.

8.1 LAND USE

GOAL 1: Encinitas will strive to be a unique seaside community providing a balance of housing, commercial, light industrial/office development, recreation, agriculture and open space compatible with the predominant residential character of the community.

- POLICY 1.1: Office, research and development, and light industrial development that does not result in land use conflicts with the quality of other development will be permitted when it fulfills the needs of the individual community and City.
- POLICY 1.2: Encourage the development of unified commercial centers and neighborhood commercial centers rather than the continued development of "strip commercial." The Highway 101 corridor may be an exception because of its existing configuration and land uses. (Coastal Act/30250)
- POLICY 1.3: New office/light industrial, and commercial development will only be permitted in areas both served by roadways capable of handling projected truck traffic, and in areas where adequate buffering is provided.
- POLICY 1.5: Encourage the development of community shopping centers, when and where a demonstrated community need arises, in areas centrally located and with good access.
- POLICY 1.7: Provide regional shopping centers only when a demonstrated need exists; and locate them in areas adjacent to major highways to provide convenient access.
- POLICY 1.8: Encourage the types of commercial activities which will supply the community with a diverse economic base.
- POLICY 1.9: Maintain a proper balance between acreage of commercial land and population served.
- POLICY 1.12: The residential character of the City should be substantially single-family detached housing.

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- POLICY 1.15: Commercial and industrial uses shall be required to provide easy and safe pedestrian, bicycle and handicapped access. (Coastal Act/30250)

Project Conformance

The Encinitas Ranch Specific Plan provides a broad mix of land uses within the Specific Plan Area including agriculture, open space, commercial, recreation, and residential uses. The project will preserve the residential character of the City by providing much of the planned single family residential development adjacent to existing residential areas in Encinitas. Detached single family homes will make up all of homes on the Mesa. The community character of the mesa will be detached residential development surrounded by a golf course and natural open space. *Paragraph amended 3/18/98 (Reso. 98-17)*

Implementation of the Specific Plan will achieve a balance of housing through the inclusion of multi-family (attached and detached) units in the Green Valley and West Saxony Planning Areas. Higher density residential land uses are appropriate for these locations since multi-family housing will be compatible with the higher intensity uses in these areas, the potential accessibility of these areas from Circulation Element Roads, and their proximity to commercial services. Existing lower density residential uses occur north of the West Saxony Planning Area. The Encinitas Ranch Specific Plan has been designed to address this adjacency and compatibility issue by proposing buffers between the two uses. A buffer/screen landscape treatment will be required along the northern boundary of the West Saxony Planning Area, and shall consist of dense plantings of shrubs, vines and trees of varying heights. In addition, a minimum five (5) foot high wall or fence will be erected at the project boundary. *Paragraph amended 3/18/98 (Reso. 98-17)*

As part of the Encinitas Ranch project, a maximum of 753,000 square feet of commercial and office uses will provide a wide diversity of shopping opportunities on-site. These uses will be concentrated in the West Saxony and Green Valley Planning Areas. A large regional-serving commercial complex of 650,000 square feet is planned within Green Valley. Possible uses to be constructed within the 73.8-acre center include a supermarket, a drug store, clothing stores, a home improvement store, a discount store, a bookstore, restaurants, and a sports specialty store. This Regional Commercial Center will draw from a wide area and will attract shoppers from surrounding communities, as well as shoppers from the City of Encinitas and the Encinitas Ranch Specific Plan Area. Such uses will provide a strong tax base for the City and broaden the City's economic base with stores and commercial uses not presently available within the City of Encinitas. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Land Use Plan proposes 25,000 SF of office uses and limited retail uses on 4.9 acres west of Saxony Road in the West Saxony Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

In conformance with Land Use Policy 1.7, the Green Valley Regional Commercial Center will be served by El Camino Real and Leucadia Boulevard, two major thoroughfares in the City of Encinitas which will provide convenient access to the Center. The West Saxony mixed-use zone will be easily accessible from Interstate 5, Encinitas Boulevard, and Leucadia Boulevard via Saxony Road. As required by Land Use Policy 1.15, the easy and safe circulation and movement of bicyclists,

pedestrians and the handicapped will be ensured in Encinitas Ranch through the provision of off-street bike paths, pedestrian crosswalks, sidewalks, pedestrian trails, and wheelchair ramps. *Paragraph amended 3/18/98 (Reso. 98-17)*

GOAL 3: To assure successful planning for future facilities and services, and a proper balance of uses within the City, the City of Encinitas will establish and maintain a maximum density and intensity of residential and commercial uses within the city which will:

- A. Provide a balance of commercial and residential uses which creates and maintains the quality of life and small-town character of the individual communities; and
 - B. Protect and enhance the City's natural resources and indigenous wildlife.
- POLICY 3.2: The City will designate land use categories/zones for residential development which provide housing opportunities for all segments of society at densities consistent with the goals of this Element.
 - POLICY 3.3: The City will designate land use categories/zones for commercial development which provide for the commercial needs of the community with use and intensity regulations consistent with the goals of this Element.
 - POLICY 3.4: The City will allow those commercial uses which are necessary to satisfy the current and projected needs of the individual communities as indicated on the Land Use Map and under the policies of this plan.
 - POLICY 3.5: Commercial areas/zones shall be designated to avoid undue concentrations of commercial development which would increase traffic to levels beyond the current and projected capability of the City's services and facilities to deal with the increased traffic.
 - POLICY 3.6: Except where overriding considerations are found to exist, property will not be designated so as to allow or otherwise encourage commercial development along circulation roads in a continuous or "strip" manner.

Project Conformance

One of the goals of the Encinitas Ranch Specific Plan is to retain the agricultural and small town character of the project site, while accommodating higher intensity development adjacent to Circulation Element Roads (i.e., El Camino Real and Saxony Road). The project will include extensive amounts of natural open space, passive parks, and recreational facilities (approximately 215 acres). This area will satisfy the need for more community-serving parks, open space, and recreation areas. The agricultural land uses will preserve the agricultural heritage of the project site.

Paragraph amended 3/18/98 (Reso. 98-17)

Much of the residential area will be allotted to single family detached housing consistent with the General Plan land use designations. However, all segments of the population will be provided with housing opportunities within Encinitas Ranch by the inclusion of multi-family residential and experimental housing in the Green Valley and West Saxony Planning Areas. *Paragraph amended 3/18/98 (Reso. 98-17)*

Commercial activity will be concentrated primarily in the Green Valley Planning Area with a limited office and commercial component in the West Saxony Planning Area. These uses will be consistent with the type and intensity of surrounding land uses. The Regional Commercial Center will be buffered from El Camino Real and Leucadia Boulevard by extensive landscaping and increased building setbacks, prohibiting a "strip commercial" appearance along the roadway corridors. Commercial/office buildings adjacent to Saxony Road shall not be permitted to exceed two (2) stories in height in order to insure compatibility with nearby land uses. *Paragraph amended 3/18/98 (Reso. 98-17)*

Implementation of the Specific Plan will result in the phased extension and connection of several important City circulation system roadways including Leucadia Boulevard, Quail Gardens Drive, Garden View Road, and Via Cantebria. Saxony Road and El Camino Real will also be widened adjacent to the project site. Construction of these circulation infrastructure improvements will ensure that the City's circulation network has adequate capacity to handle the increase in traffic generated by the Encinitas Ranch project. Financing strategies for financing the infrastructure improvements will be determined in the Public Facilities Financing Program (i.e., Development Agreement) for Encinitas Ranch. The project will pay its proportionate share of the necessary traffic improvements.

The commercial/office uses in the West Saxony Planning Area will be adequately served by improvements to Saxony Road. Access into the Regional Commercial Center and mixed-use development in Green Valley will be primarily available from a four-way signalized intersection at Via Cantebria/Garden View Road, a four-way signalized intersection providing access to the commercial developments on either side of Leucadia Boulevard, and a four-way intersection at Woodley Road/El Camino Real. The project will implement access drive configuration guidelines to ensure proper lane configuration and stacking length for the Regional Commercial Center and the Green Valley mixed-use development. These measures will ensure that there will be no significant access drive traffic impacts. *Paragraph amended 3/18/98 (Reso. 98-17)*

GOAL 4: The City of Encinitas will ensure that the rate of residential growth:

- A. Does not create a demand which exceeds the capability of available services and facilities;
- B. Does not destroy the quality of life and small town character of the individual communities;
- C. Does not exceed a rate which excludes the public from meaningful participation in all aspects of land decision making regarding proposed projects;

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- D. Provides the City with the ability to plan ahead for the location, timing, and financing of required services and facilities; and
 - E. Does not exceed an annual allotment of dwelling units based on the projected ultimate buildout of dwellings in the City of Encinitas assuming a 25-year buildout period.
- POLICY 4.2: The City will plan to provide services and facilities concurrent with projected need, sufficient to allow issuance of the maximum annual number of dwelling unit building permits. To guard against an unforeseen shortfall of services or facilities, the City will determine adequacy of services and facilities for each residential development at the discretionary review stage. For dwelling units not subject to discretionary review, such determination shall be made with the earliest development permit submittal. No unit shall be approved or permitted for which inadequate services or facilities are available.
 - POLICY 4.6: Any land which is annexed to the City will be pre-designated for a land use(s) as a condition of annexation, to a density and use that will be consistent with the small-town quality and character of the City.

Project Conformance

The Specific Plan provides approximately 1,139 dwelling units in the Land Use Plan. This increase in residential units creates the need for public services such as schools, recreation areas, and cultural facilities such as theaters, museums, etc.. The Specific Plan proposes the dedication of a site for a community-serving elementary school and a variety of recreational areas including an 18-hole municipal golf course, several athletic playing fields, and a comprehensive network of pedestrian and bicycle trails. Cultural structures will be encouraged to develop in the mixed-use zones of the West Saxony and Green Valley Planning Areas and in the Community Use Zone of the Quail Gardens East Planning Area. The project is designed to be phased to provide services and facilities concurrent with project need. Additionally, the Specific Plan provides for the continuation of agricultural operations on-site while accommodating residential growth. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Encinitas Ranch project site has been pre-designated by the City as "SP" (i.e., Specific Plan). This Specific Plan has been prepared in conformance with the "SP" pre-designation for the property. Along with approval of this document, the City also will be approving specific zoning for the property (see Figure 25, *Zoning Map*). Therefore, the project site has already been pre-zoned in anticipation of annexation of the property into the City of Encinitas.

The Encinitas Ranch Specific Plan has been carefully designed and developed to preserve the small-town flavor of the Leucadia community. Single family residential (3.2 du/ac overall maximum density), agricultural, open space, and golf course uses are located on the mesa top abutting existing residential development. *Paragraph amended 3/18/98 (Reso. 98-17)*

Commercial and higher intensity development will be concentrated adjacent to I-5 in the West Saxony Planning Area, and adjoining El Camino Real, which is already developed with considerable commercial, office, and higher density residential uses. *Paragraph amended 3/18/98 (Reso. 98-17)*

GOAL 6: Every effort will be made to ensure that the existing desirable character of the communities is maintained.

- POLICY 6.1: Permit commercial land uses and other types of non-residential development only in those areas where such development presently is concentrated or where indicated by the General Plan as long as such development does not result in land use conflicts with surrounding residential development.
- POLICY 6.5: The design of future development shall consider the constraints and opportunities that are provided by adjacent existing development. (Coastal Act/30251)
- POLICY 6.6: The construction of very large buildings shall be discouraged where such structures are incompatible with surrounding development. The building height of both residential and non-residential structures shall be compatible with surrounding development, given topographic and other considerations, and shall protect public views of regional or statewide significance. (Coastal Act/30251/30252/30253) *Policy 6.6 amended 5/11/95 (Reso. 95-32) and 3/18/98 (Reso. 98-17)*
- POLICY 6.7: Require commercial development to provide sufficient landscaping to soften the visual impact of commercial buildings and parking areas.
- POLICY 6.8: The City will develop standards for congregate care rooms and beds in nursing facilities in relationship with land use categories.

Project Conformance

The Encinitas Ranch Specific Plan Area is surrounded by a variety of land uses. Planned single-family residential dwellings on-site will be consistent with lot sizes and design to complement surrounding existing residential neighborhoods. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Land Use Plan proposes commercial and mixed-use uses along a portion of Saxony Road and on the west side of El Camino Real, two of the City's most important Circulation Element Roads. The commercial and mixed-uses in Green Valley will be physically separated from the single family residential and agricultural uses on the mesa by more than 100 acres of natural open space and more than a 200 foot elevational change in topography. *Paragraph amended 3/18/98 (Reso. 98-17)*

The mixed-use development planned for the West Saxony Planning Area is compatible with its location adjacent to the I-5 freeway and the Magdalena Ecke YMCA and Ecke Sports Park; across the street is the CPC San Luis Rey Hospital. The mixed-use development within West Saxony will

be buffered from the existing low density residential uses to the north, and physical design and landscape buffer solutions shall be implemented in order to ensure compatible land uses. For example, the maximum permitted building height in these areas will be thirty-five (35) feet which is comparable to the height of the existing development in the area. Additionally, commercial/office buildings in the West Saxony Planning Area shall be constructed in a residential/garden style design to ensure compatibility with existing residential uses to the north. *Paragraph amended 3/18/98 (Reso. 98-17)*

The eastern portion of the Specific Plan Area will include a mix of higher intensity land uses to correspond with the existing level of development that is existing or planned along El Camino Real. This area will be physically separated from El Camino Real by a landscaped greenbelt and recreation area that will result in a "park-like" appearance for motorists, pedestrians, and cyclists using El Camino Real when passing the project site.

The Encinitas Ranch Land Use Plan has been designed to insure compatibility between on-site and off-site land uses. In addition, the Specific Plan also includes a Master Landscape Plan. The Master Landscape Plan and the detailed development standards in Section 3.2 in this Specific Plan include discussions of appropriate edge treatments and buffers to mitigate any potential impacts on existing off-site land uses caused by implementation of the Land Use Plan. Finally, Section 6.0 (Encinitas Ranch Zoning Ordinance) and Section 7.0 (Encinitas Ranch Design Guidelines) in this Specific Plan document specify use, development standards, and design guidelines that have been provided to insure that the planned development is of a consistently high quality that will complement and reflect the identity of Encinitas. *Paragraph amended 3/18/98 (Reso. 98-17)*

GOAL 7: Development in the community should provide an identity for the city while maintaining the unique identity of the individual communities.

- POLICY 7.1: Establish design themes for commercial districts located within individual communities.
- POLICY 7.2: Each community may establish one or more design themes for their community.
- POLICY 7.3: Although common themes for each of the communities may be established, each community may also promote variety in the design of individual projects.
- POLICY 7.4: Develop regulations and incentives for residential, commercial, and industrial developers to vary design, setbacks, driveways, rooflines, materials, colors, landscaping, etc. to ensure variation in the design of individual residential units within larger subdivisions and commercial/industrial projects.
- POLICY 7.5: A streetscape specific plan(s) for the Highway 101 corridor and El Camino Real corridor shall be prepared. (Coastal Act/30251)

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- POLICY 7.6: Private development shall coordinate with street/public improvements, i.e. streetscape, landscape, site design and the like.
 - POLICY 7.10: Both residential and non-residential development shall be limited to a maximum height of two stories and 30 feet. Limited exceptions for non-residential development may be allowed, but only for designated specific sites as developed and adopted through area specific plans. Exceptions may also be made for Medical complex development projects at the discretion of the City pursuant to conditional use permit applications as provided by the Zoning Code, to allow building heights up to a maximum of three stories.

Project Conformance

Each residential, commercial, and mixed-use zone is designed to incorporate elements of a project-wide design theme to help create a harmonious and aesthetically-pleasing community. These elements include architectural style, building color, construction materials, and landscaping. Section 7.0 of this Specific Plan addresses design guidelines for landscaping and structures that allow diversity in selection while maintaining a common theme to unite and distinguish the community.

The Encinitas Ranch project will coordinate the street/public improvements (i.e., streetscape, landscape, site design, etc.) necessary to implement the project.

In the mixed-use zones of the Green Valley and West Saxony Planning Areas, building heights up to three (3) stories will be permitted to provide community focus. Residential development throughout the project site shall not exceed thirty (30) feet in height without Design Review approval. The Encinitas Ranch Zoning Ordinance expressly allows building heights up to 45 feet in the Green Valley Mixed-Use Zone and Agricultural Zone and up to 35 feet in height in the West Saxony Planning Area. *Paragraph amended 3/18/98 (Reso. 98-17)*

Section 6.0 in this Specific Plan addresses detailed criteria for building setbacks, heights, and similar building criteria. Section 7.0 contains landscape, architectural, and site design criteria that is applicable to the entire project with specific design guidelines provided for the Green Valley Planning Area.

GOAL 8: Environmentally and topographically sensitive and constrained areas within the City shall be preserved to the greatest extent possible to minimize the risks associated with the development in these areas. (Coastal Act/30240/30253) *Goal 8 amended 5/11/95 (Reso. 95-32) and 3/18/98 (Reso. 98-17)*

- **POLICY 8.1:** Require that any improvement constructed in an area with a slope of more than 25% and other areas where soil stability is at issue to submit soils and geotechnical studies to the City for review and approval. These studies shall document that the proposed development will not adversely affect hillside or soil stability and that no future protective measures will be required. (Coastal Act/30253) *Policy 8.1 amended 5/11/95 (Reso. 95-32) and 3/18/98 (Reso. 98-17)*

- **POLICY 8.2:** Development within coastal and floodplain areas identified in the Land Use and Resource Management Elements must be limited, designed to minimize hazards associated with development in these areas, and to preserve area resources. Within the floodway, channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to necessary water supply projects, flood control projects where no other method for protecting existing public or private structures is feasible and where such protection is necessary for public safety or to protect existing development, and other development where the primary function is the improvement of fish and wildlife habitats. No development shall occur in the 100-year Floodplain that is not consistent and compatible with the associated flood hazard. Only uses which are safe and compatible with the periodic flooding and inundation shall be considered, such as stables, plant nurseries, a minimum of intrusion of open parking, some forms of agriculture, and open space preservation, as appropriate under zoning, and subject to applicable environmental review and consistency with other policies of this plan. No grading or fill activity other than the minimum necessary to accommodate those uses found safe and compatible shall be allowed. Such grading shall not significantly redirect or impede flood flows or require floodway modifications. Exceptions from these limitations may be made to allow the following: *Paragraph amended 3/18/98 (Reso. 98-17)*
 - a. Minimum Private development (defined as one dwelling unit per legal parcel under residential zoning, and an equivalent extent of development under non residential zoning) only upon a finding that strict application thereof would preclude a minimum use of the property. *Paragraph added 3/18/98 (Reso. 98-17)*

 - b. Development of circulation element roads, other necessary public facilities, flood control projects where no feasible method for protecting existing public or private structures exists and where such protection is necessary for public safety or to protect existing development, and other development which has as its objective the improvement of fish and wildlife habitat. *Paragraph added 3/18/98 (Reso. 98-17)*

c. Limited reconfiguration of the floodplain in previously degraded areas provided it is determined by the City that the reconfiguration of the flood plain is incidental to the improvement of an overall storm water system and that the reconfigured storm water system is substantially based on natural channels with vegetation to accommodate storm water management. This is applicable to the El Camino Real creek corridor draining into Encinitas Creek. *Paragraph added 3/18/98 (Reso. 98-17)*

These exceptions shall be allowed only to the extent that no other feasible alternatives exist and minimum disruption to the natural floodplain environment is made. The City shall not approve subdivisions or boundary line adjustments which would allow increased impacts for development in 100-year floodplains. For specific policy provisions regarding wetlands which may be associated with floodplains, refer to Resource Management Element Policy 10.6. (Coastal Act/30253) *Policy 8.2 amended 1/30/91, 9/21/94 (Reso. 94-29), 5/11/95 (Reso. 95-32) and 3/18/98 (Reso. 98-17)*

- POLICY 8.3: Residential development on land that has physical constraints shall exclude or discount areas subject to specified constraints from density allowance. Portions of development sites subject to the following constraints shall be excluded from the net lot area uses to figure density: floodplains, beaches, permanent bodies of water, significant wetlands, major utility easements, railroad track beds or rights-of-way, and rights-of-way and easements for public/private streets and roads. The remaining net lot area shall then be calculated for density allowance, based on the assigned land use category density range . . . density allowance shall be limited to the mid-point of the land use category range, as specified by the zoning code, unless findings can be made that the proposed project excels in design excellence and/or provided extraordinary community benefits. Upon such findings, up to the maximum density level of the range may be allowed. In no case shall less than one dwelling per legal lot be allowed.
- POLICY 8.4: Within single family residential areas, lot averaging and PRDs may be allowed to preserve areas of unique topographic features, riparian woodlands, and other significant open space areas of importance to the community based on the following criteria:
 - ◆ Lot averaging and PRDs shall only be used to create a quality development, but shall not increase the overall density of the subdivision;
 - ◆ A conventional subdivision shall be submitted to determine the overall density through compliance with the standard requirements for lot size considering overall slopes and natural constraints;
 - ◆ The areas of open space shall be determined and preserved in perpetuity;
 - ◆ For PRDs under single-family detached residential categories, every dwelling unit shall be established on its own private lot (no one-lot, "air space" ownership projects);

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- ◆ The minimum lot size allowed under PRDs and lot averaging shall be 75% of the standard minimum lot size established for development site's designated zone;
 - ◆ No further subdivisions of land within lot-averaged subdivisions shall occur. (Coastal Act/30240).
 - POLICY 8.6: Significant natural features shall be preserved and incorporated into all development. Such features may include bluffs, rock outcroppings, natural drainage courses, wetland and riparian areas, steep topography, trees, and views. (Coastal Act/30240/30250/30251)
 - POLICY 8.7: Non-developable or constrained areas should be evaluated for possible use as open space or recreational use. (Coastal Act/30240)
 - POLICY 8.8: The properties located in the City's Sphere of Influence west of El Camino Real shall be designated as a Specific Plan Area, except for the lands west of Saxony Road designated as Open Space/Parks, and lands in the southeast corner of the upper mesa beyond the Ecke holdings designated Residential 2-3 units per acre. Development will be allowed within the Specific Plan Area only through prior approval of the entire Specific Plan as described . . . [in the Encinitas General Plan Land Use Element, pages LU-21 to LU-24].
 - POLICY 8.9: The City will adopt land use categories for environmentally sensitive areas for the purposes of the Local Coastal Plan and will implement these categories by such ordinance and policy measures as may be appropriate. (Coastal Act/30250)
 - POLICY 8.10: Ecological Resource/Open Space/Parks is a category intended to be applied to both active and passive parklands; lagoons; wetland habitat areas and their adjacent buffers; and other areas of significant environmental quality or public resource value. Lands in the Ecological Resource/Open Space/Parks category, other than public parks, and similar areas for active recreation, will be limited to uses and activities related to habitat enhancement; educational and scientific nature study; passive recreation which will have no significant adverse impact on habitat values; and, aquaculture having no significant adverse effect or negative visual impact on natural processes or scenic quality. All areas possessing wetland resource values, including coastal salt marsh and freshwater marsh habitat types, shall be protected by appropriate buffers. Buffer zones sufficient to protect wetlands shall generally be minimum 100 feet in width, and buffer zones to protect riparian areas shall generally be minimum 50 feet in width, unless a use or development proposal demonstrates that a smaller buffer will protect the resources of the wetland/riparian area based on site-specific information, including but not limited to, the type and size of the development and/or proposed mitigation (such as planting of vegetation) which will also achieve the purposes of the buffer. The buffer should be measured landward from the wetland or riparian area. Maps and supplemental information submitted as part of the application

should be used to specifically determine these boundaries. The California Department of Fish and Game and the U.S. Fish and Wildlife Service shall be consulted in such buffer determinations and their comments shall be accorded great weight.

- Development permitted in wetland and riparian buffer areas shall be limited to access paths, passive recreational uses, fences and similar improvements necessary to protect the wetland or riparian resource, and shall be restricted to the upper or landward half of the buffer. Wetland/riparian areas and their associated buffers shall be permanently protected from development through the application of an open space easement or other suitable instrument. Developments shall be located and designed so as not to contribute to increased sediment loading of the wetland/riparian area, cause disturbances to its fish and wildlife values, or otherwise impair the functional capacity of the resource. Exceptions from this policy for intrusion of development into wetland or riparian areas and their associated buffers shall only be considered as specified in Resource Management Policy 10.6. (Coastal Act/30240)

Project Conformance

This Specific Plan has been designed to minimize development on lands with sensitive resources and steep topography (areas with greater than 25% slope). No residential, mixed-use, or commercial development is planned on land subject to any of the following physical constraints: beaches, permanent bodies of water, significant wetlands, major utility easements, or railroad track beds or rights-of-way. The project will require the removal of the existing drainage channel adjacent to El Camino Real to accommodate the planned Green Valley development and to eliminate existing flooding on El Camino Real. The channel will be reconstructed as an earthen channel planted with native riparian vegetation. As a result of the channel being improved, the existing floodplain will also be reconfigured. The new channel will have increased storm water capacity to eliminate the periodic flooding of El Camino Real during winter rains. *Paragraph amended 3/18/98 (Reso. 98-17)*

The vast majority of impacts to sensitive lands on-site are the result of public improvements or facilities including Circulation Element roadways, the golf course, or the recreation area/greenbelt/natural drainage channel that will abut El Camino Real.

The easternmost portion of the Green Valley Planning Area is located within the 100-year Floodplain. This area is planned as a 25.6-acre linear greenbelt and will provide recreational opportunities for the Encinitas community, while also managing storm water flows and detention, sedimentation and urban runoff.

The Specific Plan preserves approximately 25 percent of the entire site as open space and an additional approximately 20 percent as an 18-hole municipal golf course. The preservation of bluffs which separate the mesa from Green Valley, as well as the native vegetation consisting primarily of southern maritime chaparral, Diegan coastal sage scrub, and woodland vegetative communities, will be accomplished by designating the areas as permanent open space. Only passive uses such as pedestrian paths with scenic overlooks will be permitted within these locations. Where development is planned abutting sensitive open space in Green Valley, a minimum 42 inch high wall/fence will be

constructed in order to discourage human intrusion into the vulnerable areas. *Paragraph amended 3/18/98 (Reso. 98-17)*

The 18-hole municipal golf course will serve as a much needed recreational facility not only for local residents, but for the entire Encinitas community. Although the golf course will encroach into one (1) canyon, much of the steepest topography within the Encinitas Ranch Specific Plan Area will be preserved. A wildlife corridor between open space areas to the west (e.g., Indian Head Canyon, Magdalena Ecke Park, and open space easements adjacent to Saxony Road) and the open space preserved along the inland bluff on the Encinitas Ranch has been incorporated into the golf course design. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Encinitas Ranch Specific Plan complies with the land uses specified in Policy 8.8. The plan designates an agriculture/open space land use preserve for portions of the project site located north and south of the Leucadia Boulevard extension of the upper mesa. North of Leucadia Boulevard, on the upper mesa, low density (3.0 du/ac maximum) residential dwelling units are clustered around the golf course. Magdalena Ecke Preserve shall be preserved in its natural state in the northwest corner of the Specific Plan Area. Mixed-use development is planned west of El Camino Real, consistent with the City's policy. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Encinitas Ranch Specific Plan is consistent with the land use designations and densities of the General Plan. *Paragraph amended 3/18/98 (Reso. 98-17)*

All development and other activities provided for by the Encinitas Ranch Specific Plan conform to the land use provisions set forth by Policy 8.8. The Land Use Plans were developed to implement this and other similar policies within the City's General Plan.

GOAL 9: Preserve the existence of present natural open spaces, slopes, bluffs, lagoon areas, and maintain the sense of spaciousness and semirural living within the I-5 view corridor and within other view corridors, scenic highways and vista/view sheds as identified in the resource management element. (Coastal Act/30240/30251)

- **POLICY 9.2:** Encourage retention of buffer zones such as natural vegetation or earth barriers, bluffs, and canyons to protect adjacent areas of freeway corridor from pollutants of noise, exhaust, and light. (Coastal Act/30240/30251)
- **POLICY 9.4:** Encourage all landscaping along major arterials to enhance, harmonize with, and not detract from the natural features of the surrounding area. (Coastal Act/30251)
- **POLICY 9.5:** Discourage development that would infringe upon scenic views and vistas within the I-5 corridor.
- **POLICY 9.6:** Where it is necessary to construct retaining or noise-attenuating walls along the I-5 corridor, they should be constructed with natural-appearing materials and generously landscaped with vines, trees and shrubbery. (Coastal Act/30251)

Project Conformance

An extensive linear greenbelt/recreation area consisting of 25.6 acres is proposed along El Camino Real; it will provide a scenic "park-like" view to passing motorists. Portions of the greenbelt will also serve as a community recreation area, while other portions will help manage storm water flows and runoff. Existing riparian vegetation along El Camino Real will be preserved and increased.

Scenic visual corridors, referred to in this document as Landscape Development Zones (LDZs), will also be established on the portions of Leucadia Boulevard and Quail Gardens Drive that pass through the property. These LDZs will range in width from thirteen (13) feet along Quail Gardens Drive to between thirty (30) and thirty-five (35) feet along Leucadia Boulevard. The LDZs will be fully landscaped and, in most cases, include either a meandering sidewalk or combination pedestrian/bicycle trail. Landscaping in the LDZs will be designed to complement and implement the overall design theme(s) of Encinitas Ranch.

If multi-family residential uses are constructed within the West Saxony Planning Area, a minimum 200 foot wide setback from the I-5 freeway right-of-way shall be required. Office buildings may be erected in this setback to serve as a visual and sound attenuation buffer between the freeway and the planned residential uses. In the unlikely event that a retaining or noise-attenuation wall is required adjacent to the I-5 corridor to accommodate planned development in the West Saxony Planning Area, then a wall shall be constructed with natural-appearing materials and landscaped with vines, trees, and shrubbery.

8.2 HOUSING

GOAL 1: The City will encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future housing needs in the region and City. (I-A through H; II-A through D; III-C and D; IV-A through F; V-B through G; VI-A, C through I; VII-C; VIII-C)

- POLICY 1.1: Strive to maintain a balance of housing types in the City. [I-a through g; II-b, c, d; IV-e, f; V-b, c, d; VI-a, e, j, k; VIII-c]
- POLICY 1.2: Strive to provide a wide variety of housing types so that a range of housing needs and tastes will be made available to existing and future residents. (I-a through h; II-b, c, d; IV-e, f; V-b, c; VI-a, e, j, k, l; VII-e; VIII-c)

Project Conformance

Residential units are proposed throughout the Specific Plan Area in a variety of locations and densities to accommodate a variety of family sizes and income levels. In the Land Use Plan smaller single family detached dwellings and lot sizes may be available in the North Mesa, Sidonia East, Green Valley and South Mesa Planning Areas, and dwelling units that will appeal to move-up buyers and larger families will be constructed in the Quail Hollow East, North Mesa, South Mesa, and Sidonia East Planning Areas, all at an aggregate maximum density of 3.0 du/ac. *Paragraph amended 3/18/98 (Reso. 98-17)*

To achieve a balance of housing opportunities, multi-family units including townhomes, free-standing apartment buildings, senior citizen housing, apartments, and residential units over office and retail uses are also proposed in the Green Valley Planning Area. Multi-family attached units will be constructed in the West Saxony Planning Area. Higher density residential is appropriate for these areas due to the proximity to Circulation Element Roads and nearby commercial and public uses. *Paragraph amended 3/18/98 (Reso. 98-17)*

In addition, a 1.8-acre parcel located in the Green Valley Planning Area, west of the existing mobile home park and east of Via Cantabria, is planned to be developed with low income senior units. The Land Use Plan allows a maximum of 45 units at a density not to exceed 25 du/ac. *Paragraph added 3/18/98 (Reso. 98-17)*

GOAL 2: Sound housing will be provided in the City of Encinitas for all persons regardless of age, family status, income level, race, or ethnicity.

- POLICY 2.1: Make every reasonable effort to ensure that the provisions of the Federal and State laws that prohibit housing discrimination on the basis of age, sex, and race are enforced. [VI-b; VII-d]

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- POLICY 2.2: Support ongoing efforts of the State and County to enforce "fair-housing" laws. [VI-b]
 - POLICY 2.3: Encourage developers to provide a balance of housing opportunities. [I-a, b, e, h; II-a, b; VI-a through i; VII-d]

Project Conformance

The Encinitas Ranch project will include a range of housing types employing sound construction techniques. All housing on-site will comply with the provisions of the Federal and State laws that prohibit housing discrimination. Housing types within Encinitas Ranch are anticipated to include both rental and for-sale single family detached and multi-family homes. The range and variety of housing types to be constructed in Encinitas Ranch will expand the diversity of housing types available within the City of Encinitas and will help meet the needs of both existing and future City residents.

GOAL 3: The City will encourage the maintenance and preservation of the existing housing stock as well as quality workmanship in new housing.

- POLICY 3.2: Enforce the building, safety and housing codes through vigorous code enforcement efforts.
- POLICY 3.4: Continue to assess development fees on new residential units adequate to pay for all related local and regional impacts on public facilities. [VIII-a]
- POLICY 3.6: Allow for some cluster-type housing and other innovative housing design that provides adequate open areas around and within these developments. (I-a)
- POLICY 3.7: Coordinate the provision of open areas in adjoining residential developments to maximize the benefit of the open space. [I-a]
- POLICY 3.8: Adapt residential development to the terrain. (I-a)
- POLICY 3.9: Encourage street planting, landscaping, and undergrounding of utilities. (I-a)
- POLICY 3.10: Encourage high standards of design, materials, and workmanship in all construction and developments. (I-a)
- POLICY 3.11: Discourage residential development of steep slopes, canyons, and flood plains.

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- POLICY 3.13: Cost effective energy-efficient housing, including the use of passive systems, will be encouraged within the City to decrease energy use. [VIII-b]

Project Conformance

Single family and multi-family residential development in the Specific Plan Area is planned on approximately 21 percent of the project site. The multi-family units are situated in close proximity to and within mixed-use zones, away from sensitive topographic areas. Low density clusters of single-family dwellings are planned in small enclaves around the perimeter of portions of the golf course in the North Mesa and Quail Hollow East Planning Areas, thereby preserving natural open space and sensitive biotic communities. The Land Use Plan for Encinitas Ranch has been developed to maximize the amount of open space adjoining residential development, particularly areas of mixed-use and multi-family housing. Housing will be clustered adjacent to natural open space areas and the planned golf course in portions of the North Mesa, Quail Hollow East, South Mesa, and Green Valley Planning Areas. Higher density residential development shall be constructed adjacent to the greenbelt/park in Green Valley. *Paragraph amended 3/18/98 (Reso. 98-17)*

The developer of the Encinitas Ranch project will be required to pay its fair share of fees to mitigate all related local and regional impacts on public facilities related to project implementation. The exact timing and type of developer contributions shall be determined in the Development Agreement between the developer and the City. *Paragraph amended 3/18/98 (Reso. 98-17)*

Section 7.0 in this Specific Plan contains design guidelines which advocates quality design and construction. In designing housing for Encinitas Ranch, consideration shall be given to constructing cost effective energy-efficient housing, including the use of passive systems, that will decrease residential energy use. City and state building and safety codes will be followed in developing the residential uses on-site to ensure public health and safety. Additionally, all utilities in Encinitas Ranch shall be installed underground, unless the City or the appropriate public utilities agency requires that specific facilities be installed above-ground.

Street trees shall be planted along all public streets within Encinitas Ranch, primarily in informal patterns on the mesa and in the western part of the site in order to retain the agricultural and quasi-rural character of the region. LDZs are planned along Quail Gardens Drive and Leucadia Boulevard and shall be planted in appropriate ornamental, drought tolerant, and indigenous plant materials.

8.3 CIRCULATION

GOAL 1: Encinitas should have a transportation system that is safe, convenient and efficient, and sensitive to and compatible with surrounding community character. (Coastal Act/30252).

- POLICY 1.1: Ensure that the arterial circulation system provides adequate connections across the freeway for convenient circulation and rapid emergency access.
- POLICY 1.2: Endeavor to maintain Level of Service C as a basic design guidelines for the local system of roadways understanding that the guideline may not be attainable in all cases.
- POLICY 1.3: Prohibit development which results in Level of Service E or F at any intersection unless no alternatives exist and an overriding public need can be demonstrated.
- POLICY 1.4: Require, where feasible, interconnecting off-street pedestrian and vehicular circulation between adjacent commercial and office land uses. This policy should be required along major transportation corridors to minimize traffic conflicts associated with pedestrian and vehicular movement to and from these properties.
- POLICY 1.6: Minimize freeway, prime arterial, major, collector, and augmented local access to encourage their use as throughways rather than as access to adjacent properties.
- POLICY 1.7: Encourage adjacent properties to use common access points to access prime arterials, major roads, collectors and augmented local streets.
- POLICY 1.8: Locate major roads and prime arterials where they will bypass rather than divide residential neighborhoods.
- POLICY 1.9: Minimize private driveway access onto both major and collector roads.
- POLICY 1.10: Encourage the design of roads and traffic controls to optimize safe traffic flow by minimizing turning, curb parking, uncontrolled access, and frequent stops.
- POLICY 1.11: Construct roads following the natural contours to minimize cuts and fills; avoid grid street patterns where feasible.
- POLICY 1.12: The City will require increased off-street parking for expansions and additions to existing and future commercial and residential uses in the near coast area, will minimize curb cuts for new development in the vicinity of beach access points in order that the maximum amount of curb parking will be available to the beach users, and will encourage remote parking/shuttle service and park-and-ride facilities in the Coastal Zone.

The City will require that all commercial, industrial and residential uses be designed and constructed with sufficient off-street parking and loading facilities to assure adequate parking is provided with new development such that no adverse impacts on coastal access are documented. Parking ratios shall be utilized as specified and detailed in the City's Zoning Code and in implementing Specific Plans which provide sufficient parking spaces so as not to require patrons/employees/residents to utilize parking which is necessary/required for other approved uses or street and other public parking that should otherwise be available for public use. (Coastal Act/30252) *Policy 1.12 amended 5/11/95 (Reso. 95-32) and 3/18/98 (Reso. 98-17)*

- POLICY 1.14: A coordinated traffic signal system shall be developed and implemented.
- POLICY 1.15: The City will actively support an integrated transportation program that encourages and provides for mass-transit, bicycle transportation, pedestrians, equestrians, and carpooling. (Coastal Act/30252)
- POLICY 1.17: Standards shall be established and implemented to provide for adequate levels of street lighting, based on criteria of safety and related to volumes of vehicular, pedestrian and bicycle activity and potential points of conflict. Such standards shall be designed to respect different community and neighborhood needs for lighting, different community standards for design and special attention given to preservation of dark sky.
- POLICY 1.18: Standards shall be established and implemented to provide for a comprehensive system of traffic control devices and signing, based on sound traffic engineering principles, to assure traffic safety and preservation of community character.

Project Conformance

The Encinitas Ranch Specific Plan will provide relief to the current deficiency in the circulation system by completing the Leucadia Boulevard/Olivenhain Road link from El Camino Real to the I-5 freeway, as well as extending Via Cantabria from its current terminus to the northern project boundary, and extending Quail Gardens Drive north to connect with Quail Hollow Drive and Saxony Road off-site. The on-site circulation system will strive to maintain a Level of Service C or better operating condition, as further discussed in the accompanying EIR. Circulation Policy 1.2 is intended only as a guide and does not mandate that all roads within Encinitas Ranch maintain a Level of Service C.

The project's circulation system has been designed to provide a safe, convenient, and efficient transportation network. To facilitate traffic movement on-site, traffic signals in Encinitas Ranch will be coordinated and developed to integrate into the City's overall traffic signalization network. Major roads and prime arterials will serve as the backbone streets, while collector and local roads will serve individual residential neighborhoods. Heavy through traffic and opportunity traffic will be eliminated from residential neighborhoods by creating a system of limited access collector and arterial roads for through traffic. The Land Use Plan is designed to minimize private driveway access onto both major and collector roads. Additionally, the Land Use Plan encourages adjacent

properties to use common access points to access prime arterials, major roads, collectors and augmented local streets. *Paragraph amended 3/18/98 (Reso. 98-17)*

The project supports an integrated transportation program by encouraging the use of bicycle, pedestrian, and bus opportunities. Encinitas Ranch provides a comprehensive network of bicycle and pedestrian trails, which allow the general public to move freely within the property while permitting access to both the natural open space and recreational amenities provided. Adequate street lighting will be provided to ensure the safety of vehicular and non-vehicular travel along project roads. In addition, mass-transit opportunities, such as bus stops and carpooling or rideshare programs, shall be implemented in areas where development intensity supports the need for such services.

Specific parking requirements for the Commercial Zone are provided in this Specific Plan that require one (1) off-street parking space for every 200 square feet of enclosed floor area. Loading space requirements for the Commercial Zone are also set forth in this document. Development in the Regional Commercial Center will meet or exceed these requirements. In addition, all other uses within Encinitas Ranch (excepting specifically the Commercial Zone) are required to conform to the City's adopted parking and loading facility standards.

GOAL 2: The City will make every effort to develop a varied transportation system that is capable of serving both the existing population and future residents while preserving community values and character. (Coastal Act/30252/30153)

- POLICY 2.1: Adopt and implement standards for rural, semi-rural, and urban roadways within the City consistent with community character.
- POLICY 2.2: Require new residential development to have roadways constructed to City standards before the roads can be dedicated to the City.
- POLICY 2.3: Design the circulation system serving new development in such a way to minimize through traffic in all residential neighborhoods.
- POLICY 2.4: When considering circulation patterns and standards, primary consideration will be given to the preservation of character and safety of existing residential neighborhoods. Where conflicts arise between convenience of motorists and neighborhood safety/community character preservation, the latter will have first priority.
- POLICY 2.5: Route major thoroughfares and plan future road construction so that development pressure on undeveloped areas is minimized.
- POLICY 2.8: Where necessary, require acquisition of right-of-way as a condition of approval of all final subdivision maps. Encourage landscaping of rights-of-way if not being used for public roads, hiking/riding trails or beach access trails.

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- POLICY 2.10: Establish landscaping buffer and building setback requirements along all roads which are local augmented status or larger, except where inappropriate. (Coastal Act/30252)
 - POLICY 2.12: Encourage unique characteristic community design standards for traffic signals and intersection signing and other street improvements, structures, and furniture.
 - POLICY 2.13: Encourage landscaped medians and parkways on all roadways where practical.
 - POLICY 2.15: Establish neighborhood specific standards for streetlights including lighting levels, spacing and uniformity in appearance while recognizing that street lighting is not appropriate in dark sky areas.
 - POLICY 2.17: New City road standards shall be established to reflect the character and image of each community.
 - POLICY 2.19: Minimize road widths in rural and semi-rural areas. (Rural defined as 1/2 acre and above; and semi-rural defined as having a feeling of country even if lot sizes are less than 1/2 acre).
 - POLICY 2.20: When major roads must pass through neighborhoods, large right-of-way widths should be acquired to allow for landscaping, trails, etc. to offset and minimize disruption to the community.
 - POLICY 2.23: No roadway link established by this Plan shall be re-classified to a greater capacity category and no new link shall be added without the affirmative vote of a majority of those voting in an election to approve such change. *Paragraph amended 3/18/98 (Reso. 98-17)*

Project Conformance

To reflect the low density residential and agricultural heritage that exists in the project vicinity of the project site, modified development standards for road width, lighting, curbs, and other similar matters will be permitted in the Quail Hollow East and North Mesa Planning Areas, subject to minimum public health and safety requirements, as determined by the Director of Community Development and the City Engineer, and subject to the appropriate landowner agreements. Single family development in the Sidonia East Planning Area will be designed to reflect the residential uses, and character of the existing development located west of Sidonia Street. *Paragraph amended 3/18/98 (Reso. 98-17)*

Roads in all other portions of the Specific Plan Area (other than Quail Hollow East and North Mesa Planning Areas) shall be constructed to City standards before the roads can be dedicated to the City.

In addition, heavy through traffic in residential neighborhoods will be eliminated by creating a system of limited access collector and arterial roads for through traffic. The street standards for Encinitas Ranch have been carefully established to reflect the character and image of the community.

Increased landscape setbacks shall be required along Leucadia Boulevard and Quail Gardens Drive and will range in width from thirteen (13) feet to thirty-five (35), depending upon location.

The Specific Plan also includes a series of design and development standards that address setbacks, landscaping, architecture, siting, building heights, and other items. The development standards are contained in Section 6.0 of this document; the design guidelines are contained in Section 7.0.

GOAL 3: The City of Encinitas will promote the use of other modes of transport to reduce the dependence on the personal automobile. (Coastal Act/30252)

- POLICY 3.1: The needs of the handicapped will be considered in new development plans including handicapped parking, loading, etc.
- POLICY 3.2: Continue to assist in expanding public transportation and emphasize public transportation in future development with preference given to cost-effective alternatives. (Coastal Act/30252)
- POLICY 3.3: Create a safe and convenient circulation system for pedestrians. (Coastal Act/30252)
- POLICY 3.4: Cooperate with San Diego County, SANDAG and other jurisdictions to help plan and implement a regional multi-modal transportation system that is accessible to residents in the City. (Coastal Act/30252)
- POLICY 3.6: The City should provide and encourage efficient links between possible rail transit service and other transportation modes, including rerouting of bus service to interface with transit stops.
- POLICY 3.8: A program shall be developed to install sidewalks or paths, where appropriate, around schools, churches, active parks, commercial and other areas of pedestrian activity where public safety or welfare is at issue. (Coastal Act/30252)
- POLICY 3.9: A program to install handicapped access ramps at all corners with sidewalks shall be developed.

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- POLICY 3.10: Standards shall be established for the location and design of news racks, signs, walls and other improvements which encroach into the public right-of-way. (Coastal Act/30251)
 - POLICY 3.11: The City will strive to implement a safe, direct, and convenient circulation system for commuting and recreational bicycle traffic. The City will support the development of additional bicycle facilities in the Coastal Zone, including the following:
 - ♦ All Circulation Element roads will include provisions for bicycle lanes unless precluded by design and safety considerations in which cases, alternative routes shall be provided to form a continuous network.
 - ♦ The provision of secure bicycle storage facilities at all beaches designated for high and moderate levels of use; and
 - ♦ The installation of bicycle and surfboard racks on all buses serving the Coastal Zone. (Coastal Act/30252)

Project Conformance

In the Green Valley Planning Area, the multi-family residential units will be of high enough density to support a limited mass transit system such as bus routes. Off-street combination pedestrian and bicycle trails, as well as sidewalks, will be constructed to connect the Regional Commercial Center with the Mixed-Use Zone. In fact, a comprehensive network of painted bicycle lanes, sidewalks, and off-street trails are planned throughout the Specific Plan Area, helping to limit reliance on the automobile. Bicycle storage racks and small plazas and gathering nodes for pedestrians are encouraged to be provided throughout the Commercial and Mixed-Use Zones to augment a pedestrian-friendly atmosphere.

All sidewalks in Encinitas Ranch shall be constructed with handicapped ramps at intersections and, where feasible, recreational trails will be designed to accommodate the disabled.

GOAL 4: The City should make every effort to develop a circulation system that highlights the environmental and scenic amenities of the area. (Coastal Act/30251)

- POLICY 4.1: Design roads to enhance scenic areas. (Coastal Act/30251)
- POLICY 4.2: Promote and encourage roadside and median landscaping. (Coastal Act/30252)
- POLICY 4.3: Separate pedestrian, bicycle, and vehicular traffic by encouraging adequate space for walking and biking by striping roadways, excepting freeways. (Coastal Act 30252)

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- POLICY 4.4: Where possible, establish a separate system of hiking trails, bicycle paths, and equestrian trails from which motorized vehicles shall be banned.
 - POLICY 4.7: Encourage consistent signing throughout the City using international sign standards when appropriate. (Coastal Act/30251)
 - POLICY 4.8: Develop and enforce a system of truck routes which discourages truck traffic on residential streets and roads.
 - POLICY 4.10: Develop street lighting standards, where appropriate, consistent with neighborhood/community character and night sky viewing.
 - POLICY 4.11: Keep street lighting, curbs, and gutter requirements consistent with individual neighborhood character.
 - POLICY 4.12: Encourage undergrounding of utilities within street right-of-way and transportation corridors. (Coastal Act/30252)
 - POLICY 4.14: Where feasible, minimize the dependence on private motor vehicles.

Project Conformance

All roadways within the Specific Plan Area will be required to be planted with street trees and landscaping as described in Section 7.0 and the Master Landscape Plan in this document. Leucadia Boulevard, Quail Gardens Drive, and the Via Cantabria extension are all planned to contain landscaped medians. In addition to a comprehensive network of vehicular roads, the Encinitas Ranch project will also provide a network of bicycle and pedestrian trails. The bicycle trails will consist of both off-street paths and on-street striped lanes. The trail network highlights the scenic amenities of the project, passing through the linear greenbelt/recreation area that abuts El Camino Real and through the natural open space area and bluffs in the Green Valley Planning Area.

This Specific Plan encourages that street lighting, curbs, and gutter requirements within each Planning Area be designed to be consistent with the individual neighborhood character of existing adjacent off-site uses.

GOAL 5: Leucadia Boulevard between I-5 and Olivenhain Road is planned as a Major Arterial - Augmented. Prior to any improvements of any portion of this link above the capacity (at LOS "D") of a two-lane local roadway, all of the following policies shall be satisfied. *Paragraph amended 3/18/98 (Reso. 98-17)*

- **POLICY 5.1:** The specific plan required by the Land Use Element for the unincorporated sphere area through which the Leucadia Boulevard alignment passes shall be adopted by the City.
- **POLICY 5.2:** The annexation of the sphere area to the City of Encinitas shall have been accomplished.
- **POLICY 5.3:** Full design and improvement plans for the length of Leucadia Boulevard between I-5 and Olivenhain Road shall be a scenic roadway completed and adopted by the City subject to the following:
 - ◆ The City shall form the Leucadia Boulevard Task Force to be composed of residents of Leucadia. The Task Force will participate with City staff in developing design standards for Leucadia Boulevard east of I-5. Comments by residents of New Encinitas will be considered in the design of the northeast link of Leucadia Boulevard. *Paragraph amended 3/18/98 (Reso. 98-17)*
 - ◆ Design may include full landscape/streetscape design, bicycle and pedestrian facilities, recreational trails, and intersection improvements where desired. Where facilities cannot be accommodated within the right-of-way, additional easements may be required.
 - ◆ The design of the Leucadia Boulevard extension may include broad landscape medians and/or parkways which may be integrated with pedestrian facilities.
 - ◆ Buffers such as earth berms, vegetation, broad parkways and other landscape features may be provided to protect adjacent land uses from undesirable effects of traffic, noise, pollution and light along Leucadia Boulevard.
 - ◆ The extension of Leucadia Boulevard across the bluff facing Green Valley shall be aligned and developed so as to minimize grading impacts to the bluff along Green Valley.
 - ◆ Wildlife corridors across the alignment of Leucadia Boulevard at the Green Valley bluff and elsewhere as warranted shall be provided to facilitate wildlife passage and provide continuous areas of habitat.
 - ◆ The connection of Leucadia Boulevard to Olivenhain Road shall bridge over Encinitas Creek rather than use pipes or culverts to minimize impacts to the drainage area.

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- ◆ With street design, detailed noise impact analysis shall be provided to identify where noise walls or other attenuation measures may be required. Such analysis shall assume ultimate "build-out" traffic volumes. The installation of noise walls/other measures shall be provided prior to or in conjunction with street improvement.
 - ◆ Where it is necessary or desirable to construct retaining walls or noise-attenuation walls along the Leucadia Boulevard corridor, they shall be constructed with natural-appearing materials and generously landscaped with vines, trees, and shrubbery, reflecting local community character.
 - ◆ The design and improvement of Leucadia Boulevard may be considered as a two stage project: Stage I being a two lane highway and Stage II providing additional lanes and improvements as needed to accommodate ultimate projected traffic.
 - ◆ A maximum of four through-travel lanes shall be designed and improved. The additional right-of-way for physical or visual mitigation shall not be used for through-lanes.
 - ◆ A high priority shall be given to implement these standards in areas where 126 feet of right-of-way presently exists.
 - ◆ No truck routes shall be permitted along Leucadia Boulevard from I-5 to Sidonia Street.
 - ◆ The City will consider purchasing any land within the right-of-way when it is offered for sale along Leucadia Boulevard from I-5 to Sidonia Street.

Project Conformance

The Encinitas Ranch Specific Plan incorporated the design standards of Leucadia Boulevard as established by the Leucadia Boulevard Task Force and the City. The design will include landscaped parkways and, in several portions along the street, landscaped medians. A meandering bicycle and pedestrian trail is planned within the parkways, as well as on-street bicycle lanes. Enhanced entry and intersection treatments are planned at the intersections of Leucadia Boulevard/Quail Gardens Drive and Leucadia Boulevard/El Camino Real. Buffers such as earth berms, vegetation, broad parkways and other landscape features will be provided to protect the residential and golf course uses on the upper mesa from noise and visual impacts associated with Leucadia Boulevard. A thirty (30) to thirty-five (35) foot wide landscaped setback will be provided along Leucadia Boulevard adjacent to the Regional Commercial Center to ensure that Leucadia Boulevard is implemented as a scenic roadway. *Paragraph amended 3/18/98 (Reso. 98-17)*

GOAL 7: Every effort will be made to have new development, both in the City and in the region, provide for all costs of the incremental expansion of the circulation system necessary to accommodate that development. Costs include, but are not limited to, costs of right-of-way and construction, including costs of moving utilities and structures, and costs for landscaping and intersection improvement.

- **POLICY 7.1:** The City shall seek to recover circulation system expansion costs from all available sources, without limitations, including development fees for projects both inside and outside the City limits.

Project Conformance

Encinitas Ranch shall pay its fair share of all circulation infrastructure improvements and facilities required to serve the project. The exact form and amount of the project's contributions shall be determined by the City and the Project Applicant in a Development Agreement to be prepared following (or in conjunction with) approval of this Specific Plan. It is anticipated that the project will be annexed into a Lighting and Landscape District for maintenance of on-site landscape improvements including greenbelts, trails, and Landscape Development Zones/parkways adjacent to public streets.

8.4 PUBLIC SAFETY

GOAL 1: Public health and safety will be considered in future land use planning. (Coastal Act/30253)

- **POLICY 1.1:** Development and grading or filling in drainage courses, floodways and floodplains shall be prohibited except as provided by Land Use Element Policy 8.2. An exception may be made upon the finding that strict application of this policy would preclude any reasonable use of property (one dwelling unit per legal parcel.) Exceptions may also be made for development of circulation element roads; necessary water supply projects; flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development; developments where the primary function is the improvement of fish and wildlife habitat; and other vital public facilities, but only to the extent that no other feasible alternatives exist, and minimum disruption to the natural floodplain, floodway or drainage course is made. When flood/drainage improvements are warranted, require developers to mitigate flood hazards in those areas identified as being subject to periodic flooding prior to actual development.
- **POLICY 1.2:** Restrict development in those areas where slope exceeds 25% as specified in the Hillside/Inland Bluff overlay zone regulations of the zoning code. Encroachment into slopes as detailed in the Hillside/Inland Bluff overlay may range from 0 percent to a maximum of 20 percent, based on a sliding scale of encroachment allowances reflective of the amount of the property within steep slopes, upon the discretionary judgment that there is

no feasible alternative siting or design which eliminates or substantially reduces the need for such encroachment, and it is found that the bulk and scale of the proposed structure has been minimized to the greatest extent feasible and such encroachment is necessary for minimum site development and that the maximum contiguous area of sensitive slopes shall be preserved. Within the Coastal Zone and for the purposes of this section, "encroachment" shall constitute any activity which involves grading, construction, placement of structures or materials, paving, removal of native vegetation including clear-cutting for brush management purposes, or other operations which would render the area incapable of supporting native vegetation or being used as wildlife habitat. Modification from this policy may be made upon the finding that strict application of this policy would preclude any reasonable use of property (one dwelling unit per legal parcel). Exceptions may also be made for development of circulation element roads, local public streets or private roads and driveways which are necessary for access to the more developable portions of a site on slopes of less than 25% grade, and other vital public facilities, but only to the extent that no other feasible alternatives exist, and minimum disruption to the natural slope is made. *Policy 1.2 amended 5/11/95 (Reso. 95-32) and 3/18/98 (Reso. 98-17)*

- POLICY 1.3: The City will rely on the Coastal Bluff and Hillside/Inland Bluff Overlay Zones to prevent future development or redevelopment that will represent a hazard to its owners or occupants, and which may require structural measures to prevent destructive erosion or collapse. (Coastal Act/30240/30251/30253)
- POLICY 1.4: Develop a master plan for drainage and flood control. (Coastal Act/30236)
- POLICY 1.5: Where significant irrigated slopes are included in industrial, commercial, and higher density residential development, their required maintenance shall be funded by a landscape maintenance assessment district. (Coastal Act/30251/30240)
- POLICY 1.6: The City shall provide for the reduction of unnatural causes of bluff erosion, as detailed in the Zoning Code, by:
 - ◆ Only permitting public access stairways and no private stairways, and otherwise discouraging climbing upon and defacement of the bluff face; *Paragraph added 3/18/98 (Reso. 98-17)*
 - ◆ Improving local drainage systems to divert surface water away from the bluff; *Paragraph added 3/18/98 (Reso. 98-17)*
 - ◆ Studying the underground water system and looking for potential solution to bluff instability/erosion caused by such water; *Paragraph added 3/18/98 (Reso. 98-17)*
 - ◆ Reducing the infusion of ground water from domestic sources through, among other actions, requiring the removal of existing irrigation systems within forty feet of the bluff edge and prohibiting the installation of such systems in new development;

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- ◆ Permitting pursuant to the Coastal Bluff Overlay Zone, bluff repair and erosion control measures on the face and at the top of the bluff that are necessary to repair human-caused damage to the bluff, and to retard erosion which may be caused or accelerated by land-based forces such as surface drainage or ground water seepage, providing that no alteration of the natural character of the bluff shall result from such measures, where such measures are designed to minimize encroachment onto beach areas through an alignment at and parallel to the toe of the coastal bluff, where such measures receive coloring and other exterior treatments and provided that such measures shall be permitted only when required to serve coastal-dependent uses or to protect existing principal structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply; and *Paragraph added 3/18/98 (Reso. 98-17)*
 - ◆ Requiring new structures and improvements to existing structures to be set back 25 feet from the inland blufftop edge, and 40 feet from the coastal blufftop edge with exceptions to allow a minimum coastal blufftop setback of no less than 25 feet. For all development proposed on coastal blufftops, a site-specific geotechnical report shall be required. The report shall indicate that the coastal blufftop setback will not result in risk of foundation damage resulting from bluff erosion or retreat to the principal structure within its economic life and with other engineering evidence to justify the coastal blufftop setback. *Paragraph amended 3/18/98 (Reso. 98-17)*
 - ◆ On Coastal bluffs, exceptions to allow a minimum setback of no less than 25 feet shall be limited to additions or expansions to existing principal structures which are already located seaward of the 40 foot coastal blufftop setback, provided the proposed addition or expansion is located no further seaward than the existing principal structure, is set back a minimum of 25 feet from the coastal blufftop edge, and the applicant agrees to remove the proposed addition or expansion, either in part or entirely, should it become threatened in the future. *Paragraph added 3/18/98 (Reso. 98-17)*
 - ◆ In all cases, all new construction shall be specifically designed and constructed such that it could be removed in the event of endangerment and the applicant shall agree to participate in any comprehensive plan adopted by the City to address coastal bluff recession and shoreline erosion problems in the City. *Paragraph added 3/18/98 (Reso. 98-17)*
 - ◆ This does not apply to minor structures that do not require a building permit, except that no structures, including walkways, patios, patio covers, cabanas, windscreens, sundecks, lighting standards, walls, temporary accessory buildings not exceeding 200 square feet in area, and similar structures shall be allowed within five feet from the bluff top edge; and
 - ◆ Permanently conserving the bluff face within an open space easement or other suitable instrument. (Coastal Act/30210/30235/30240/30251/30253) *Paragraph amended 3/18/98 (Reso. 98-17)*

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- ◆ Standards for the justification of preemptive erosion control devices and limits on location of shoreline devices shall be as detailed in the Zoning Code. *Policy 1.6 amended 5/11/95 (Reso. 95-32) and amended 3/18/98 (Reso. 98-17)*
 - POLICY 1.8: New residential and commercial construction shall provide for smoke detector and fire sprinkler systems to reduce the impact of development on service levels.
 - POLICY 1.9: Adequate safety service levels shall be maintained and provided for by new development.
 - POLICY 1.12: The City will observe and apply measures to reduce earthquake structural risk through building and construction codes.
 - POLICY 1.13: In areas identified as susceptible to brush or wildfire hazard, the City shall provide for construction standards to reduce structural susceptibility and increase protection. Brush clearance around structures for fire safety shall not exceed a 30-foot perimeter in areas of native or significant brush, and as provided by Resource Management Policy 10.1.
 - POLICY 1.14: Where development creates the need for new public safety services and/or equipment, that development shall be responsible for the cost of such services/equipment.

Project Conformance

Development and grading within the floodplain will primarily be limited to that necessary to construct the 25.8-acre linear greenbelt, circulation element roadways, and portions of the Regional Commercial Center parking lots, all of which are contained in the Green Valley Planning Area.

The Land Use Plan for Encinitas Ranch is designed to develop the flatter portions of the site, while leaving the steeper hillsides and bluffs as open space. Section 6.0, *Encinitas Ranch Zoning Ordinance*, designates many of the steep hillsides on-site, as well as the entire bluff area, as Open Space Zone, a permanent open space designation. Development in Open Space Zones is restricted to pedestrian trails and related facilities. No structures will be constructed within the bluff area. *Paragraph amended 3/18/98 (Reso. 98-17)*

All new development will conform with Public Safety Policy 1.6 which requires that structures be set back 40 feet from the edge of the bluff top. Development in Encinitas Ranch located next to natural open space areas, as well as areas subject to increased fire risk, shall incorporate brush management zones as required by Public Safety Policy 1.13 and implement the fire control guidelines outlined in the *Landscape Standards of the Encinitas Fire Protection District*.

The project has developed a master drainage plan, which employs *Best Management Practices* to control flooding, detention, desiltation, and urban pollution removal prior to being discharged into natural watersheds, wetlands, and coastal lagoons.

To provide for public safety, all residential and commercial construction within Encinitas Ranch will provide smoke detector and, as required by the Encinitas Fire Protection District, fire sprinkler systems, to reduce the impact of development on service levels within the City. Furthermore, the project will observe and apply measures to reduce earthquake structural risk through implementation of City building and construction codes.

The project shall contribute its fair share for new public safety services and/or equipment. Payment of in-lieu fees may satisfy this requirement.

GOAL 2: The City of Encinitas will make an effort to minimize potential hazards to public health, safety, and welfare and to prevent the loss of life and damage to health and property resulting from both natural and man-made phenomena.

- POLICY 2.4: Setbacks, easements, and accesses, necessary to assure that emergency services can function with available equipment, shall be required and maintained.
- POLICY 2.6: Except as provided in Public Safety Policy 1.1, no development or filling shall be permitted within any 100-year floodplain.

Project Conformance

The Land Use Plan for Encinitas Ranch allows for fast and easy access by emergency personnel (e.g., fire, police, paramedics) into all areas of Encinitas Ranch. A comprehensive network of Circulation Element roadways and local streets will allow emergency personnel to respond quickly to any emergency on-site. *Paragraph amended 3/18/98 (Reso. 98-17)*

The Encinitas Ranch project conforms to Public Safety Policy 1.1 which prohibits development or filling within floodplains and floodways, except as provided by Land Use Element Policy 8.2. *Paragraph amended 3/18/98 (Reso. 98-17)*

8.5 RESOURCE MANAGEMENT

GOAL 1: The City will conserve, protect, and enhance the water resources in the Planning Area.

- POLICY 1.1: Require new development to utilize measures designed to conserve water in their construction.
- POLICY 1.10: Promote the use of water efficient sprinkling and gardening systems to include ordinances and technology to encourage drought resistant plants.
- POLICY 1.11: If a development can be connected to the sewer system, the system must have the capacity to handle the additional load of the proposed project.

Project Conformance

The Encinitas Ranch Specific Plan requires the incorporation of water and energy conservation features in the design of all new construction as required by State law. Also, the project promotes the use of water efficient sprinkling and gardening systems throughout the Specific Plan Area and encourages the use of drought resistant and native plant materials.

The project site is currently located within the jurisdiction of two sewer districts: the Encinitas Sanitary District (ESD) and the Leucadia County Water District (LCWD). Both the ESD and LCWD have adequate capacity to handle the additional load of the proposed project. The project may either be served by both districts or annexed completely into one district or the other. Such a determination will be made at a future date by the project developer.

GOAL 3: The City will make every effort possible to preserve significant mature trees, vegetation, and wildlife habitat within the planning area. (Coastal Act/30240)

- POLICY 3.2: Mature trees shall not be removed or disturbed to provide public right-of way improvements if such improvements can be deferred, redesigned, or eliminated. This policy is not meant to conflict with the establishment of riding/hiking trails and other natural resource paths for the public good, or with the preservation of views.
- POLICY 3.5: A street tree planting program shall be developed and implemented.
- POLICY 3.6: Future development shall maintain significant mature trees to the extent possible and incorporate them into the design of development projects.

Project Conformance

Wherever possible, mature trees shall not be removed or disturbed to provide public right-of-way improvements if such improvements can be realistically deferred, redesigned, or eliminated. However, in several cases, this project will require the removal of mature trees, including a group of Torrey Pines that exists on-site. Some of these trees shall be transplanted to the planned golf course. Those trees which cannot be salvaged will be replanted with similar species elsewhere in the Specific Plan Area. The Encinitas Ranch project proposes a Master Landscape Plan that will result in the planting of a significant number of trees throughout the project site and along all Specific Plan Area streets. In addition, the project will preserve the existing bluff areas and a large portion of sensitive vegetative habitat on-site in designated natural open space areas.

GOAL 4: The City, with the assistance of the State, Federal and regional agencies, shall provide the maximum visual access to coastal and inland views through the acquisition and development of a system of coastal and inland vista points. (Coastal Act/30251)

- **POLICY 4.6:** The City will maintain and enhance the scenic highway/visual corridor viewsheds. (Coastal Act/30251)
- **POLICY 4.7:** The City will designate the following view corridors as scenic highway/visual corridor viewsheds:
 - ◆ Saxony Road, from Leucadia Blvd. north to La Costa Ave.
 - ◆ Highway 101 from Encinitas Blvd. south to Santa Fe Drive
 - ◆ El Camino Real from Encinitas Blvd. north to La Costa Blvd.
 - ◆ Highway 101, La Costa Ave. to South Carlsbad Beach
 - ◆ La Costa Ave. from just west of I-5 to El Camino Real
 - ◆ Highway 101, from Encinitas Blvd. to La Costa Ave.
 - ◆ Leucadia Blvd. between Highway 101 and El Camino Real
 - ◆ San Elijo Ave. (and Highway 101) south of Cardiff Beach State Park to Santa Fe Drive
 - ◆ Manchester Ave. from San Elijo Ave. to Encinitas Blvd.
 - ◆ Interstate 5, crossing San Elijo Lagoon (Coastal Act/30251/30253)

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- POLICY 4.9: It is intended that development would be subject to the design review provisions for the Scenic/Visual Corridor Overlay Zone for those locations within Scenic View Corridors, along scenic highways and adjacent to significant viewsheds and vista points with the addition of the following design criteria:

- ◆ **Road Design**

Type and physical characteristics of roadway should be compatible with natural character of corridor, and with the scenic highway function.

- ◆ **Development Design**

Building and vegetation setbacks, scenic easements, and height and bulk restrictions should be used to maintain existing views and vistas from the roadway.

Off-site signage should be prohibited and existing billboards be removed.

Development should be minimized and regulated along any bluff silhouette line or on adjacent slopes within view of the lagoon areas and Escondido Creek.

Where possible, development should be placed and set back from the bases of bluffs, and similarly, set back from bluff or ridge top silhouette lines; shall leave lagoon areas and floodplains open, and shall be sited to provide unobstructed view corridors from the nearest scenic highway.

Development that is allowed within a viewshed area must respond in scale, roof line, materials, color, massing, and location on site to the topography, existing vegetation, and colors of the native environment. (Coastal Act/30251/30253)

Project Conformance

Two view corridors classified as scenic highway/visual corridors lie within the Specific Plan Area: 1) El Camino Real, oriented north/south on the eastern edge of the project area, and 2) Leucadia Boulevard, oriented east/west through the center of the property. El Camino Real will be buffered from the commercial and mixed-use zones of the Green Valley Planning Area by an extensive greenbelt that will enhance the view from the roadway. This greenbelt will vary in size with a minimum width of approximately 120 feet; it shall be landscaped with a variety of riparian and native plant species. The quality of the habitat created by this greenbelt will be equal to or superior to the existing native habitat along the west side of El Camino Real. Decorative fencing shall be erected along El Camino Real to discourage human intrusion into the native vegetation in the greenbelt. Buildings will be set back at least 150 feet from the El Camino Real right-of-way to insure that the streetscape on the west side of El Camino Real will maintain its scenic appearance.

Leucadia Boulevard will extend through the golf course and open space area, providing access to the northern portion of the Regional Commercial Center in Green Valley. The commercial uses will be partially screened from the boulevard by landscaping and building setback requirements. For buildings in the Regional Commercial Center, the minimum building setback from the roadway curb along Leucadia Boulevard shall be 40 feet. At least 30 feet of this setback adjacent to the roadway curb shall be landscaped to create a scenic parkway. As Leucadia Boulevard rises through the bluffs as it travels westward from El Camino Real, the roadway right-of-way will narrow to 74 feet in width to minimize impacts to existing native vegetation. The manufactured slopes necessitated by the roadway cut will be revegetated with native and drought tolerant plant species. Once Leucadia Boulevard reaches the mesa top, the parkway will expand and blend into the golf course to create a park-like setting. West of Quail Gardens Drive, the parkway will be a minimum of 30 feet in width and the required residential building setback shall be 45 feet.

GOAL 7: The City will make every effort to ensure significant scientific and cultural resources in the planning area are preserved for future generations. (Coastal Act/30250)

- POLICY 7.1: Require that paleontological, historical, and archaeological resources in the planning area are documented, preserved, or salvaged if threatened by new development.
- POLICY 7.4: The City will encourage the development of cultural facilities to be made available to the public, such as performing arts theaters, museums, and libraries. (Coastal Act/30250)

Project Conformance

An architectural and historic resources inventory was conducted as part of the EIR/Specific Plan process for the entire project site. The accompanying project EIR addresses the identified cultural resources on-site and their potential mitigation measures.

The Specific Plan recognizes the need for the construction of cultural facilities within Encinitas Ranch and identifies goals to encourage the development of theaters, museums, art galleries, etc. within the West Saxony, Green Valley and Quail Gardens East Planning Areas. *Paragraph amended 3/18/98 (Reso. 98-17)*

GOAL 9: The City will encourage the abundant use of natural and drought tolerant landscaping in new development and preserve natural vegetation, as much as possible, in undeveloped areas. (Coastal Act/30240/30251)

- POLICY 9.1: The City will initiate and pursue the landscaping of appropriate median and parking areas with trees on all new and existing arterial streets. (Coastal Act/30251)
- POLICY 9.2: All natural drainage courses should be maintained in natural or semi-natural vegetation utilizing existing topography as opposed to concrete ditches or pipes. (Coastal Act/30231/30240)

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- POLICY 9.3: Where possible, bridges should be used in lieu of pipes, box culverts, or underground channels to preserve the integrity of the natural stream courses, in keeping with community character in the Planning Area. (Coastal Act/30231/30240)
 - POLICY 9.4: Encourage and adopt standards for the use of drought tolerant and/or natural landscaping and efficient irrigation systems throughout the City. (Coastal Act/30231/30240)
 - POLICY 9.6: Require landscaping in the design of new residential, commercial, and industrial areas and buildings as detailed in the City Zoning Code regulations. (Coastal Act/30251/30253)
 - POLICY 9.8: Brush clearing and grading for agricultural, construction and non-construction purposes shall be subject to City review. (Coastal Act/30240)
 - POLICY 9.9 The City shall develop and implement a program to preserve natural drainage courses and their associated vegetation. (Coastal Act/30240)

Project Conformance

The Specific Plan encourages the selection of plant material and irrigation techniques that maximize aesthetic quality, while minimizing resource consumption. Within the Specific Plan Area, street trees shall be planted within the street parkways and medians. All manufactured slopes shall be revegetated with an appropriate mix of ornamental, drought tolerant, and/or native vegetation and all other areas will be planted with appropriate plant material as outlined in the landscape design guidelines in this Specific Plan (see Section 7.0). Also, brush clearing and grading for agricultural, construction, and non-construction purposes shall be subject to review by the Encinitas Fire Prevention District and/or the City of Encinitas.

The linear greenbelt/recreation area, located adjacent to the eastern Specific Plan Area boundary, will serve several purposes. An active recreational area will contain several athletic playing fields, as well as pedestrian/bicycle trails. In addition, the greenbelt will be designed for detention, sedimentation, and storm water purposes, and for the capture and treatment of urban runoff. Much of the greenbelt will be revegetated to resemble a naturally occurring riparian corridor, providing distinct wildlife habitat and serving as a scenic amenity along El Camino Real. Detention/retention basins covered with turf or screened from ground level by trees and shrubs, will be permitted adjacent to Quail Gardens Drive.

In conformance with Resource Management Policy 9.3, bridge/deck structures shall be constructed over the natural stream course at both the Woodley Road/El Camino Real and Leucadia Blvd./El Camino Real intersections. These bridges will allow wildlife movement to occur along the Encinitas Creek tributary under the bridges, while maintaining community character in Encinitas Ranch.

GOAL 10: The City will preserve the integrity, function, productivity, and long term viability of environmentally sensitive habitats throughout the city, including kelp-beds, ocean recreational areas, coastal water, beaches, lagoons, and their up-lands, riparian areas, coastal strand areas, coastal sage scrub and coastal mixed chaparral habitats. (Coastal Act/30230/30231/30240)

- **POLICY 10.1:** The City will minimize development impacts on coastal mixed chaparral and coastal sage scrub environmentally sensitive habitats by preserving within the inland bluff and hillside systems, all native vegetation on natural slopes of 25% grade and over other than manufactured slopes. A deviation from this policy may be permitted only upon a finding that strict application thereof would preclude any reasonable use of the property (one dwelling unit per lot). This policy shall not apply to construction of roads of the City's circulation element, except to the extent that adverse impacts on habitat should be minimized to the degree feasible. Encroachments for any purpose, including fire break brush clearance around structures, shall be limited as specified in Public Safety Policy 1.2. Brush clearance, when allowed in an area of sensitive habitat or vegetation, shall be conducted by selective hand clearance. (Coastal Act/30240/30250/30251/30253)
- **POLICY 10.4:** The City will develop a program to acquire or preserve the entire undeveloped riparian corridor within the City that drains into the San Elijo Lagoon and Batiquitos Lagoon. Methods of financing acquisition may include, but are not limited to, use of available State and Federal grants for such purpose; the application of developer or mitigation fees specifically for open space preservation; and creation of a non-profit or joint-powers agency for lagoon and drainage sheds acquisition and management. (Coastal Act/30231/30240)
- **POLICY 10.5:** The City will control development design on Coastal Mixed Chaparral and Coastal Sage Scrub environmentally sensitive habitats by including all parcels containing concentrations of these habitats within the Special Study Overlay designation. The following guidelines will be used to evaluate projects for approval.
 - ♦ Conservation of as much existing contiguous area of Coastal Mixed Chaparral or Coastal Sage Scrub as feasible while protecting the remaining areas from highly impacting uses.
 - ♦ Minimize fragmentation or separation of existing contiguous natural areas.
 - ♦ Connection of existing natural areas with each other or other open space areas adjacent to maintain local wildlife movement corridors.
 - ♦ Maintenance of the broadest possible configuration of natural habitat area to aid dispersal of organisms within the habitat.

- ◆ Where appropriate, based on community character and design, clustering of residential or other uses near the edges of the natural areas rather than dispersing such uses within the natural areas.
- ◆ Where significant, yet isolated habitat areas exist, development shall be designed to preserve and protect them.
- ◆ Conservation of the widest variety of physical and vegetational conditions on site to maintain the highest habitat diversity.
- ◆ Design of development, with adjacent uses given consideration, to maximize conformance to these guidelines.
- ◆ Preservation of rare and endangered species on site rather than by transplantation off-site. (Coastal Act/30240/30250)

In addition, all new development shall be designed to be consistent with multi-species and multi-habitat preservation goals and requirements as established in the statewide Natural Communities Conservation Planning (NCCP) Act. Compliance with these goals and requirements shall be implemented in consultation with the United States Fish and Wildlife Service and California Department of Fish and Game. *Policy 10.5 amended 5/11/95 (Reso. 95-32) and Paragraph added 3/18/98 (Reso. 98-17)*

- POLICY 10.6: The City shall preserve and protect wetlands within the City's planning area. "Wetlands" shall be as defined and delineated consistent with the definitions of the U.S. Fish and Wildlife Service, Army Corps of Engineers, the Coastal Act and the Coastal Commission Regulations, as applicable, and shall include, but not be limited to, all lands which are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. *Paragraph amended 3/18/98 (Reso. 98-17)*

There shall be no net loss of wetland acreage or resource value as a result of land use or development, and the City's goal is to realize a net gain in acreage and value when ever possible.

Within the Coastal Zone, the diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following newly permitted uses and activities: *Paragraph added 3/18/98 (Reso. 98-17)*

- a. Incidental public service projects. *Paragraph added 3/18/98 (Reso. 98-17)*
- b. Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas. *Paragraph added 3/18/98 (Reso. 98-17)*

- c. Restoration purposes. *Paragraph added 3/18/98 (Reso. 98-17)*
- d. Nature study, aquaculture, or other similar resource dependent activities. *Paragraph added 3/18/98 (Reso. 98-17)*

Identification of wetland acreage and resource value shall precede any consideration of use or development on sites where wetlands are present or suspected. With the exception of development for the primary purpose of the improvement of wetland resource value, all public and private use and development proposals which would intrude into, reduce the area of, or reduce the resource value of wetlands shall be subject to alternatives and mitigation analyses consistent with Federal E.P.A. 404(b)(1) findings and procedures under the U.S. Army Corps permit process. Practicable project and site development alternatives which involve no wetland intrusion or impact shall be preferred over alternatives which involve intrusion or impact. Wetland mitigation, replacement or compensation shall not be used to offset impacts or intrusion avoidable through other practicable project or site development alternatives. When wetland intrusion or impact is unavoidable, replacement of the lost wetland shall be required through the creation of new wetland of the same type lost, at a ratio determined by regulatory agencies with authority over wetland resources, but in any case at a ratio of greater than one acre provided for each acre impacted so as to result in a net gain. Replacement of wetland on-site or adjacent, within the same wetland system, shall be given preference over replacement off-site or within a different system. *Paragraph amended 3/18/98 (Reso. 98-17)*

The City shall also control use and development in surrounding areas of influence to wetlands with the application of buffer zones. At a minimum, 100-foot wide buffers shall be provided upland of salt water wetlands, and 50-foot wide buffers shall be provided upland of riparian wetlands. Unless otherwise specified in this plan, use and development within buffer areas shall be limited to minor passive recreational uses with fencing, desiltation or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer area when feasible. *Paragraph added 3/18/98 (Reso. 98-17)*

. . . All wetlands and buffers identified and resulting from development and use approval shall be permanently conserved or protected through the application of an open space easement or other suitable device.

The City shall not approve subdivisions or boundary line adjustments which would allow increased impacts from development in wetlands or wetland buffers. (Coastal Act/30231) *Policy 10.6 amended 1/30/91 and 5/11/95 (Reso. 95-32)*

- POLICY 10.9: The City will encourage the preservation and the function of San Elijo Lagoon and Batiquitos Lagoon and their adjacent uplands as viable wetlands, ecosystems and habitat for resident and migratory wildlife, by prohibiting actions (subject to the detailed provisions of RM policy 10.6) which:

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- ◆ Involve wetland fill or increased sedimentation into wetlands.
 - ◆ Adversely decrease stream flow into the wetlands.
 - ◆ Reduce tidal interchange.
 - ◆ Reduce internal water circulation.
 - ◆ Adversely affect existing wildlife habitats. (Coastal Act/30231)

- POLICY 10.10: The City will encourage and cooperate with other responsible agencies to plan and implement an integrated management plan for the long-term conservation and restoration of wetlands resources at San Elijo Lagoon (and where it applies, Batiquitos Lagoon), Escondido and Encinitas Creeks and their significant upstream feeder creeks, according to the following guidelines (*The following text is a summarization of Policy 10.10. Please see the City of Encinitas General Plan, Policy 10.10, for the comprehensive list of the guidelines below.*):

- ◆ Plans for the west, central and eastern basins should be treated as internal parts of the whole; . . .
- ◆ Wildlife corridors between the wetland shoreline and important upland areas and upstream riparian areas should be maintained and enhanced;
- ◆ Adequate buffer zones should be utilized when development occurs adjacent to the floodplain and sensitive habitats;
- ◆ Human uses of the wetland and adjacent areas should be compatible with the primary use of the wetland as a natural value;
- ◆ Passive recreational activity at the lagoons should be encouraged to the extent there are no substantial adverse impacts to wildlife;
- ◆ The plan should include a provision for sediment catch basins or other control devices outside the wetland area and should allow for periodic removal of recently accumulated sediment from the lagoon until a long-range sediment control plan is operational.
- ◆ Plans should attempt to optimize the habitat for species already known to use the wetlands, as well as certain "featured" species recognized as depleted, rare, or endangered.

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- ♦ The integrity of the existing natural system (in particular, topography, hydrology, and vegetative cover) should not be disturbed, except as required to restore internal lagoon water circulation, tidal flushing, and plant habitat improvements.
 - ♦ Adequate monitoring of chemical, physical and biological changes should be carried out for periodic re-evaluation of the management plan and maintenance of optimal conditions.

Project Conformance

The Specific Plan will preserve approximately 179.0 acres in permanent natural open space in the Land Use Plan. These open space areas will help preserve identified sensitive plant communities and habitats (such as southern maritime chaparral and Diegan coastal sage scrub) that have been identified within the Specific Plan Area. Natural vegetation will be encouraged to remain unaltered on all undeveloped slopes and a maintenance plan will be developed. Selective thinning and modification of some of the existing vegetation may be necessary for fuel modification purposes; the accompanying EIR addresses any potential impacts that could result from implementation of fuel modification techniques. *Paragraph amended 3/18/98 (Reso. 98-17)*

Other sensitive biological communities existing on the Encinitas Ranch property include Coastal and Valley Fresh Water Marshes and ponds/reservoirs. These communities also will be preserved in permanent natural open space and shall be buffered from adjacent existing and proposed land uses.

Although no wetlands or lagoons are present on-site, the project contributes storm runoff to three watersheds: the Encinitas Creek Watershed, which discharges into Batiquitos Lagoon; the Encinitas Boulevard Watershed, discharging into the Pacific Ocean; and the Saxony Road Watershed which discharges into Batiquitos Lagoon. The applicant shall comply with the requirements of the NPDES permit and provide Best Management Practices to control discharges of pollutants into waters of the United States to the maximum extent practical. Plans for such improvements shall be approved by the City Engineer prior to, or concurrent with, approval of the final map or issuance of the grading or building permit, whichever occurs first, in the affected area.

GOAL 11: The City recognizes the important contribution of agricultural and horticultural land uses in the local economy and the emphasis of the need to maintain these activities.

- POLICY 11.1: Investigate the feasibility of establishing and instituting an incentive program for preservation of land within the City suitable for agricultural production. Institute such a program if fiscally sound within the City.
- POLICY 11.2: Support agricultural water rates for agricultural/horticultural operations and explore the use of treated wastewater for agricultural operations.
- POLICY 11.3: Support efforts of the floriculture industry and/or the University of California Extension Service in establishing a farm cooperative and/or flower auction in the City of Encinitas.

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- POLICY 11.4: Encourage and support the establishment of a horticultural park in the Encinitas area.
 - POLICY 11.5: Encourage the establishment and preservation of new agricultural preserves for areas within the coastal zone designated for agricultural land use.
 - POLICY 11.8: Preserve and promote the right to produce unique horticultural crops and community gardens in Encinitas.
 - POLICY 11.9: Recognize agriculture/horticulture, with proper mitigation to preserve wetland habitats when present, as one of the highest and best uses for those areas within the planning area located in floodplains.
 - POLICY 11.10: Provide an economic advantage, where possible, to agriculture in competing with the forces of urbanization to minimize pressures to redevelop to urban land uses.
 - POLICY 11.11: Enforce regulations and ordinances with regard to maintenance and upkeep of greenhouses and other agricultural accessory buildings.
 - POLICY 11.13: Encourage agricultural/horticultural practices which minimize adverse impacts on surrounding areas.
 - POLICY 11.14: Encourage the producers of agricultural/horticultural products to provide suitable housing for farm laborers.

Project Conformance

In the Land Use Plan, approximately 130.0 acres of land within the project site will be devoted to agriculture. The poinsettia agricultural activity and its greenhouses and other agricultural operations will be preserved at its present location consisting of approximately 68.6 acres. It will be encouraged to upgrade and renovate the current structures to remain competitive; modernizing the operation will strengthen the economic vitality of the agricultural business and secure its future productiveness. The poinsettia operations will also maintain a 10-acre agricultural area in the North Mesa Planning Area, north of the Magdalena Ecke Park, as a remote facility used to store and manage genetic material. *Paragraph amended 3/18/98 (Reso. 98-17)*

Approximately 25.7 acres of land within the Sidonia East Planning Area, north of Leucadia Boulevard, will be used for the existing agricultural facilities operated by Dramm & Echter, along with additional acreage adjacent to the existing facilities. Approximately 26.3 acres within the North Mesa Planning Area, directly across the golf course from its existing facilities, is proposed for agricultural use by Dramm & Echter and will accommodate open field flower production. *Paragraph added 3/18/98 (Reso. 98-17)*

The Encinitas Ranch Specific Plan will include a variety of multi-family housing types in the mixed-use area of Green Valley. This housing could provide shelter for farm employees of the Paul Ecke Ranch. In addition, up to 25 farm employee housing units may be constructed in the agricultural areas. *Paragraph amended 3/18/98 (Reso. 98-17)*

The floodplain in Green Valley is being reconfigured as part of the Encinitas Ranch project. The existing drainage channel will be replaced by an earthen channel landscaped with native riparian plant species. The existing channel periodically overflows, flooding El Camino Real. The new channel will eliminate this flooding hazard by accommodating higher flow volumes. The land to the west of the new channel will be developed with mixed-use development and a Regional Commercial Center. With the steady increase and encroachment of urbanization along El Camino Real, the viability of land in Green Valley for agriculture has been greatly diminished. The highest and best use of the land in Green Valley is no longer for agriculture, but for more intensive urban uses. The Specific Plan provides for permanent agricultural use in portions of the South Mesa, North Mesa, East Saxony, and Sidonia East Planning Areas. *Paragraph amended 3/18/98 (Reso. 98-17)*

GOAL 12: The City will encourage the preservation of "prime" agriculture lands within its sphere of influence. (Coastal Act/30241)

- POLICY 12.1: For the purpose of this plan and the LCP, "prime" agriculture is defined as land in the sphere of influence of the City of Encinitas Coastal Zone presently producing or with the future potential for commercial production of agricultural products and with a soil classification of Class I-IV. (Coastal Act/30241)
- POLICY 12.2: No "prime" agriculture lands are located within the City of Encinitas Coastal Zone. However, the Ecke Holdings, et. al., are within the City of Encinitas' Coastal Zone sphere of influence, and may, therefore, be influenced by the City's LCP and General Plan policies. The City recognizes this land as "prime" agriculture suitability and as such, designates it for long term preservation as "Agriculture/Open Space Preserve." (Coastal Act/30241)

Project Conformance

Existing agricultural ranch holdings have historical significance and are of tremendous economic value to the Encinitas community. The Land Use Plan proposes to retain the agricultural ranch in its existing location and permits it to continue and upgrade operations. The area encompassing the Ecke Holdings will be denoted as permanent agricultural acreage. *Paragraph amended 3/18/98 (Reso. 98-17)*

GOAL 13: Create a desirable, healthful and comfortable environment for living while preserving Encinitas' unique natural resources by encouraging land use policies that will preserve the environment. (Coastal Act/30250/30251)

- POLICY 13.2: The City shall plan for compatible land uses within and adjacent to recreation areas, natural preserves and agricultural areas. (Coastal Act/30240/30250)

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- POLICY 13.3: Encourage the use of buffer zones to separate major thoroughfares from adjacent areas and protect them from pollutants of noise, exhaust, and light. (Coastal Act/30250/30251)
 - POLICY 13.4: Minimize visual pollution by establishing design review standards. (Coastal Act/30251/30253 (5))

Project Conformance

Encinitas Ranch is designed to ensure land use compatibility between the development areas on-site and the adjacent recreation areas, natural open space, and agricultural areas. Where necessary, building setbacks and buffers with landscaping, fencing, and/or walls are planned to minimize land use conflicts. These setbacks and buffers are discussed in Section 3.2 - Planning Areas, Chapter 6.0 - Encinitas Ranch Zoning Ordinance, and Section 7.0 - Design Guidelines. Design Review standards are included in the Encinitas Ranch Specific Plan as well. *Paragraph amended 3/18/98 (Reso. 98-17)*

The project establishes Landscape Development Zones (LDZs) to act as buffers along Leucadia Boulevard and Quail Gardens Drive. The LDZs on Leucadia will vary in width from 30 feet to 35 feet, while the LDZs on Quail Gardens Drive will be 13 feet wide. These LDZs will serve to separate new development from the major thoroughfares and protect the adjacent uses from pollutants of noise, exhaust, and light. Development in Green Valley will be separated from traffic on El Camino Real by a landscaped greenbelt with a minimum width of 120 feet.

GOAL 14: The City shall stringently control erosion and sedimentation from land use and development to avoid environmental degradation of lagoons and other sensitive biological habitat, preserve public resources and avoid the costs of dealing with repair and sedimentation removal. (Coastal Act/30231/30240/30250/30253)

- POLICY 14.1: The best strategy to reduce erosion and sedimentation is to reduce to the maximum extent feasible, grading and removal of vegetation. It is the policy of the City that, in any land use and development, grading and vegetation removal shall be limited to the minimum necessary. (Coastal Act/30240/30250)
- POLICY 14.3: The City will reduce the rate of sedimentation of the lagoons by requiring procedures for controlling runoff and erosion associated with upland grading and development based on a minimum 10-year, six-hour storm event. The City shall provide regulations for the use of sedimentation basins and the potential transfer of sediment as beach replenishment (if of an acceptable material). (Coastal Act/30250/30251)
- POLICY 14.4: Revegetation and appropriate landscaping of all areas graded and scraped of vegetative cover shall be required with land use and development. Plantings, hydroseeding, and irrigation systems used shall be selected on the bases of minimizing erosion and conserving water. (Coastal Act/30251)

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- POLICY 14.5: To minimize erosion and allow sedimentation control systems to work, no grading or vegetation removal shall be allowed to occur during the wet season, October 1 - April 15, without all systems and devices per an approved erosion control plan and program being in place. During other times of the year such systems shall be provided and operative as required by a comprehensive City erosion control ordinance. No grading shall occur during the rainy season within the Special Study Overlay area, or in areas upland of sensitive areas including lagoons, floodplains, riparian or wetland habitat areas, unless by site-specific determination, the grading would not be occurring on sensitive slopes, in floodplain areas or upland of floodplains, where sedimentation might occur in other sensitive habitat areas. Then, if grading is determined to be allowable, all necessary erosion control devices must be in place and monitored throughout. (Coastal Act/30251)
 - POLICY 14.6: To achieve the ends of erosion control, a comprehensive erosion control plan shall be required with final building permit and improvement plans, subject to review and approval prior to commencement of grading and construction. (Coastal Act/30251)
 - POLICY 14.7: Minimize extensive or premature grading or filling, and penalize illegal grading or filling.

Project Conformance

The project shall meet all applicable standards for grading operations and erosion control as established in the Encinitas Municipal Code Section 23.24 (Grading, Erosion, and Sediment Control Ordinance). Sedimentation basins and traps shall be incorporated into the design of individual development projects in Encinitas Ranch to retain sediment on-site. In addition, no grading permits shall be issued for work occurring between October 1st of any year and April 15th of the following year, unless the plans for such work include details of protective measures, including desilting basins or other temporary drainage or control measures, or both.

GOAL 15: The City will make every effort to conserve energy in the city thus reducing our dependence on fossil fuels.

- POLICY 15.1: The City will encourage the use of alternate energy systems, including passive solar and architectural and mechanical systems, in both commercial and residential development. (Coastal Act/30253)

Project Conformance

The Specific Plan requires the use of passive solar design concepts for commercial/office buildings in the West Saxony Planning Area in accordance with State and City laws which make use of natural climate to increase energy efficiency. Additionally, passive solar heating techniques will be employed whenever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems. *Paragraph amended 3/18/98 (Reso. 98-17)*

8.6 RECREATION

GOAL 1: The maintenance of the open space resources in the planning area will continue to be emphasized. (Coastal Act/30240)

- POLICY 1.1 Continue to cooperate with property owners, the County of San Diego and others to preserve and maintain the riparian habitats within the planning area. (Coastal Act/30240)
- POLICY 1.2: Consider the enactment of a "Quimby Ordinance" to insure that new residential development is provided with open space/recreational amenities. In addition, explore all other available funding resources and alternatives for acquisition and development of park and open space lands.
- POLICY 1.4: Establish a balance of natural open space and "improved" recreational open space and implement measures to preserve, and maintain the natural environment. (Coastal Act/30252)
- POLICY 1.5: Provide a minimum of 15 acres of local recreational area for each 1,000 population for the entire community. This area should be devoted to neighborhood and other close-at-hand recreation facilities, community parks, and passive open space in undeveloped preserves and wilderness areas. This policy shall not be construed to reduce the minimum standards established under this Element for provision of mini, neighborhood, community, or other park land based on population or service distance.
- POLICY 1.6: Establish mini-parks and playlots in high density areas where larger parks are inaccessible or impractical to provide, and only when the provision of neighborhood parks to serve local neighborhood park needs is not possible.
- POLICY 1.7: Provide a neighborhood park within convenient, and where possible, walking distance for all urban area residents.

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- POLICY 1.9: Develop parks in conjunction with schools wherever possible and encourage joint use of facilities. (Coastal Act/30252)
 - POLICY 1.10: Encourage the development of private and public recreational and meeting facilities throughout Encinitas.
 - POLICY 1.11: Develop an open space program that will link the various communities together with parks, recreation/pedestrian access and natural visual corridors.
 - POLICY 1.12: Active parks, passive parks, and natural open space shall be provided in each of the communities to the extent possible.
 - POLICY 1.13: Encourage appropriate multiple use of open space wherever possible.
 - POLICY 1.15: Provide the playing fields necessary to serve the community.
 - POLICY 1.16: Future trails in addition to those planned for in this element may be added to the existing systems to enhance the recreational opportunities of the City.

Project Conformance

The Specific Plan responds to the need for additional recreational facilities within the project area by developing a variety of recreational opportunities for residents of the Specific Plan Area and the City of Encinitas as a whole. An expansive, 18-hole municipal golf course on the mesa will provide golfing opportunities to City residents and attract players from surrounding regions. A public recreation area which includes athletic playing fields is proposed in the eastern section of the Green Valley Planning Area within the 25.6-acre greenbelt/recreation area along El Camino Real. This recreation area will be easily accessible from the adjacent mixed-use and multi-family residential development. A public hiking and biking trail will be incorporated into a linear greenbelt adjacent to the recreation area; the trails in the greenbelt will connect with the project-wide system of trails, on-street bicycle lanes, and sidewalks.

451 multi-family homes (attached and detached) have been approved for construction under the Land Use Plan, with 45 additional multi-family units permitted. It is anticipated these multi-family developments are required by this Specific Plan to provide private recreational areas and facilities for the use of project residents and their guests, unless this requirement is waived during the Design Review process. These recreational areas/facilities may include such uses as swimming pools, spas, basketball courts, tot lots, tennis courts, volleyball courts, and recreation rooms. The facilities to be provided should be reasonably related to the projected population. *Paragraph amended 3/18/98 (Reso. 98-17)*

GOAL 2: The City will make every effort to preserve open space areas that represent a significant environmental resource in the community. (Coastal act/30240)

- **POLICY 2.1:** The City should identify and seek to acquire floodplain areas for appropriate public uses. (Coastal Act/30212.5/30231/30240)
- **POLICY 2.2:** Provide and maintain an inter-linking network of trails for horseback riding, hiking, and bicycling; and minimize the cost of the trail system by encouraging the use of drainage channels, flood plains, existing trails, public lands, excess street right-of-way, and major utility right-of-way. (Coastal Act/30212.5/30252)
- **POLICY 2.3:** Encourage the preservation and protection of areas for the recreational activities characteristic of Encinitas such as horseback riding, surfing, skin-diving, bicycling, walking, and jogging. (Coastal Act/30212.5/30252)
- **POLICY 2.4:** Leave appropriate areas of neighborhood and community parks in a natural state, retaining natural topography and vegetation where preservation is feasible. (Coastal Act/30240)
- **POLICY 2.6:** Encourage the provision of a full range of recreational facilities distributed throughout the area. (Coastal Act/30212.5)
- **POLICY 2.8:** Encourage the maintenance of the bluffs, beach, shoreline, reefs and ocean and discourage any use that would adversely affect the beach and bluffs except a reasonable number of access public stairways, lifeguard towers and similar public beach facilities. (Coastal Act/30211/30213)

Project Conformance

As stated above, the Specific Plan will provide a wide variety of recreational opportunities for community residents. The trail system will traverse through open spaces, connecting with the regional network, and providing scenic overlooks where feasible. The project will also result in the construction of a new earthen drainage channel to handle drainage flows related to a tributary of Encinitas Creek. This channel will be landscaped with native plant materials and preserved within an open space easement. Also, the majority of the bluffs and undisturbed natural open space in Green Valley will be preserved in an open space preserve with impacts limited primarily to the extension of Leucadia Boulevard through the bluffs.

GOAL 4: A City-wide system of parks which combine established standards and community desires shall be established and maintained.

- **POLICY 4.2:** Wherever possible, neighborhood parks should be associated with elementary schools.
- **POLICY 4.3:** Neighborhood parks should be accessible by pedestrians living in the immediate area.

Project Conformance

A public park/greenbelt is planned in Green Valley. It will be easily accessible from the planned abutting mixed-use development. In addition, a network of pedestrian and bicycle trails and sidewalks will connect all areas within Encinitas Ranch to the park facility. Magdalena Ecke YMCA and Ecke Sports Park lies within easy walking distance of the West Saxony Planning Area.

Paragraph amended 3/18/98 (Reso. 98-17)

8.7 NOISE

GOAL 1: Provide an acceptable noise environment for existing and future residents of the City of Encinitas.

- **POLICY 1.1:** Review actions or projects that may have noise generation potential to determine what impact they may have on existing land uses. If a project would cause an increase in traffic noise levels, the policy of the City of Encinitas is to accept an increase up to an Ldn of 55 dB in outdoor residential use areas without mitigation. If a project would increase the traffic noise level by more than 5 dB and the resulting Ldn would be over 55 dB, then mitigation measures must be evaluated. If the project, or action, would increase traffic noise levels by 3 dB or more and the resulting Ldn would exceed 60 dB in outdoor use areas in residential development, noise mitigation must be similarly evaluated. The impact of non-transportation projects must generally be evaluated on a case-by-case basis. The following guidelines will aid in evaluating the impacts of commercial and industrial projects.

a) Performance Standards Adjacent to Residential Areas.

New commercial construction adjacent to residential areas should not increase noise levels in a residential area by more than 3 dB (Ldn) or create noise impacts which would increase noise levels to more than an Ldn of 60 dB at the boundary of the nearest residential area, whichever is more restrictive.

b) Performance Standards Adjacent to Commercial and Industrial Areas.

New commercial projects should not increase noise levels in a commercial area by more than 5 dB (Ldn) or increase noise levels to an Ldn in excess of 70 dB (office buildings, business and professional) or an Ldn of 75 dB (industrial) at the property line of an adjacent commercial/industrial use, whichever is more restrictive.

These criteria may be waived if, as determined by a noise analysis, there are mitigating circumstances (such as higher existing noise levels) and/or no uses would be adversely affected. Where conditions are unusual or where backgrounds are unusually low and the characteristics of a new noise source are not adequately described by using the Ldn noise descriptor, additional acoustical analysis is encouraged and the conclusions of such analysis will be considered by the City.

- POLICY 1.2: An Ldn of 50 dB is the maximum acceptable outdoor noise level in residential outdoor use areas. The City recognizes that there are residential areas in which existing noise levels exceed an acceptable level. The City will adopt a Noise Wall/Barrier Installation Policy for determining which areas should receive soundwalls along the major street system and to evaluate possible cost participation programs for constructing these soundwalls.
- POLICY 1.4: The City will limit truck traffic in residential and commercial areas to designated truck routes. Limit construction, delivery, and through truck traffic to designated routes. Distribute maps of approved truck routes to City traffic officers.
- POLICY 1.6: Include noise mitigation measures in the design of new roadway projects.
- POLICY 1.7: Apply Title 24 of the California Administrative Code, associated with noise insulation standards, to single-family dwellings.

Project Conformance

The project will comply with all applicable City of Encinitas noise standards. The Specific Plan shall initiate any required noise mitigation measures that are identified in the EIR for the project. Included in the EIR will be measures to mitigate potential noise impacts resulting from the construction of Specific Plan Area roads if necessary.

Concurrent with approval of this Specific Plan, the City is amending Noise Element Policy 1.6 to read as follows: "Include noise mitigation measures in the design of new roadway projects recognizing that driveways, street openings, and other existing site conditions make noise mitigation impossible."

GOAL 3: Ensure that residents are protected from harmful and irritating noise sources to the greatest extent possible.

- **POLICY 3.1:** The City will adopt and enforce a quantitative noise ordinance to resolve neighborhood conflicts and to control unnecessary noise sources that can be controlled through the use of such an ordinance. Unnecessary noise sources shall be deemed to include barking dogs; noisy mechanical equipment such as swimming pools and hot tub pumps; amplified music in commercial establishments; etc.

Project Conformance

The project will comply with all measures set forth in the accompanying EIR to mitigate noise impacts to a level of insignificance.

GOAL 4: Provide for measures to reduce noise impacts from stationary noise sources.

- **POLICY 4.1:** Ensure inclusion of noise mitigation measures and operation of new and existing development.

Project Conformance

The project will comply with all measures set forth in the accompanying EIR to mitigate noise impacts to a level of insignificance.

Chapter 1: Introduction to the study of the history of the world.

The first chapter of this book is an introduction to the study of the history of the world. It discusses the importance of history and the different ways in which it can be studied. It also discusses the different periods of history and the different cultures that have shaped the world.

The second chapter of this book is a discussion of the different periods of history. It discusses the different eras and the different cultures that have shaped the world.

The third chapter of this book is a discussion of the different cultures that have shaped the world. It discusses the different civilizations and the different ways in which they have shaped the world.

The fourth chapter of this book is a discussion of the different ways in which history can be studied. It discusses the different methods and the different sources of information that can be used to study history.

The fifth chapter of this book is a discussion of the different periods of history. It discusses the different eras and the different cultures that have shaped the world.

The sixth chapter of this book is a discussion of the different cultures that have shaped the world. It discusses the different civilizations and the different ways in which they have shaped the world.

The seventh chapter of this book is a discussion of the different ways in which history can be studied. It discusses the different methods and the different sources of information that can be used to study history.

The eighth chapter of this book is a discussion of the different periods of history. It discusses the different eras and the different cultures that have shaped the world.

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The tenth chapter of this book is a discussion of the different ways in which history can be studied. It discusses the different methods and the different sources of information that can be used to study history.

The eleventh chapter of this book is a discussion of the different periods of history. It discusses the different eras and the different cultures that have shaped the world.

The twelfth chapter of this book is a discussion of the different cultures that have shaped the world. It discusses the different civilizations and the different ways in which they have shaped the world.

The thirteenth chapter of this book is a discussion of the different ways in which history can be studied. It discusses the different methods and the different sources of information that can be used to study history.

The fourteenth chapter of this book is a discussion of the different periods of history. It discusses the different eras and the different cultures that have shaped the world.

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The sixteenth chapter of this book is a discussion of the different ways in which history can be studied. It discusses the different methods and the different sources of information that can be used to study history.

9.0 IMPLEMENTATION

9.1 PHASING PLAN

The Encinitas Ranch Specific Plan will require improvements to traffic/circulation, drainage, utility infrastructure (e.g., water, sewer, etc.), park improvements, etc.. In addition, the Specific Plan also includes provisions for streetscape enhancement, community facilities, and overall design guidelines. A mix of residential, commercial, office, and mixed-use development as well as agriculture, open space, and recreational uses are proposed on the 852.8-acre property.

Major roads associated with each phase of development will be constructed in accordance with demand and associated impacts as discussed in the Encinitas Ranch Traffic Report and Environmental Impact Report. This will ensure that a safe and efficient circulation system is provided as the project builds-out over an extended period of time. Infrastructure improvements, including water, sewer, drainage, and utilities also will be phased in a logical progression to meet the development needs associated within each phase.

The phasing plan reflects the phasing under Section 9.5, Development Agreement, in this chapter. The Encinitas Ranch Specific Plan consists of three (3) phases to be developed over the next ten (10) year period. It is anticipated that the project phasing will occur in compliance with Figures 27A, 27B, and 27C, *Project Phasing Plans*.

9.1.1 PHASE ONE DEVELOPMENT

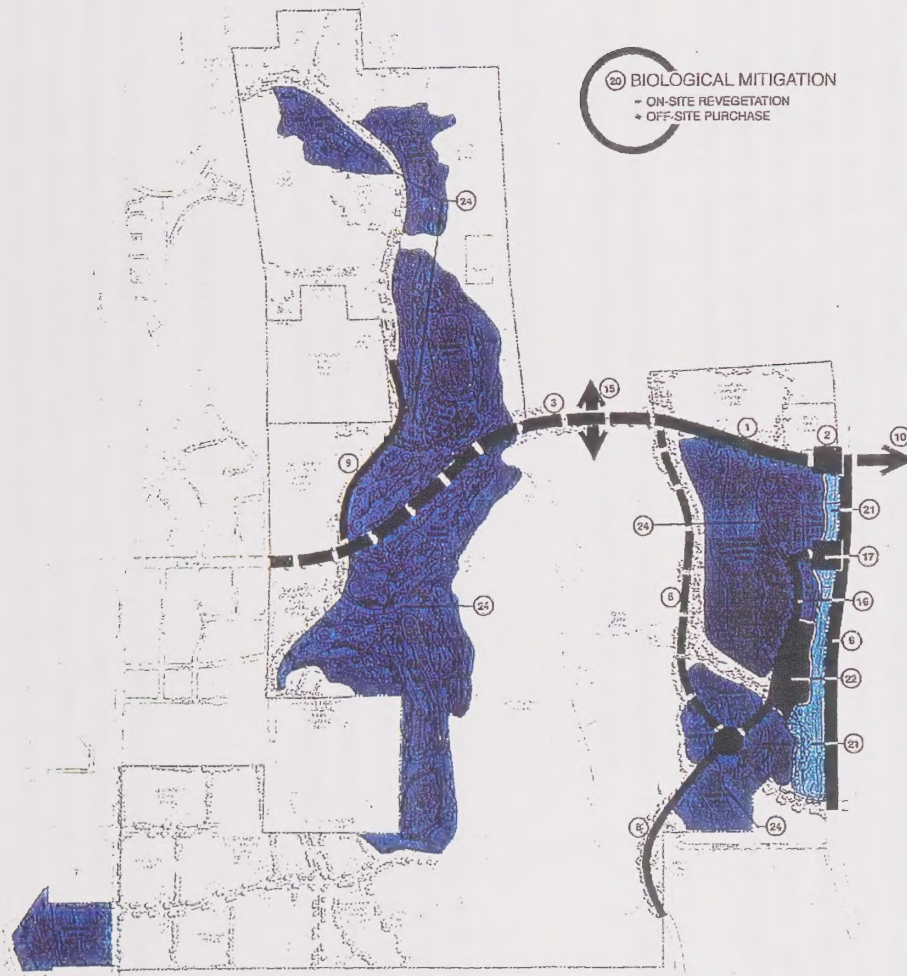
Land Use: Phase One identifies land uses within various areas of the Specific Plan including a mixture of commercial, residential, and recreational (18-hole golf course, Green Valley Park and trails) uses that would not result in a PM peak hour trip generation greater than 3,766 trips. Regional and service related commercial uses, and residential uses are located within the Green Valley Planning Area with service related commercial and residential uses located in the West Saxony Planning Area. The North Mesa, Sidonia East and Quail Hollow East Planning Areas are also permitted residential uses under Phase One Development. The total number of residential units permitted within Phase One is limited to 400 units, however, affordable housing units, as defined in the Development Agreement shall not be counted toward this limit. In no case, however, shall the number of dwelling units and the amount of commercial square footage result in a PM peak hour trip generation greater than 3,766 trips. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

Infrastructure Improvements: Infrastructure improvements associated within Phase One include various road improvements associated with El Camino Real, the Woodley Road extension, and portions of Quail Gardens Road, Leucadia Boulevard, and Via Cantabria. In addition to on-site road improvements, off-site improvements are also associated with Phase One including: Olivenhain Road widening at El Camino Real, Encinitas Boulevard widening at Saxony Road, and the El Camino Real/La Costa intersection. El Camino Real drainage improvements, the park in the Green Valley Planning Area, biological mitigation, and fire mitigation are also part of the Phase One improvements. *Paragraph amended 8/23/95 (Reso. 95-91), 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

PROJECT PHASING PLAN PHASE I

Phase I Improvements

1. Leucadia Blvd. (El Camino Real to Garden View)
2. Leucadia Blvd. (bridge)
3. Leucadia Blvd. (Garden View to Sidonia)
 - 2-lane imp. with full grading
6. El Camino Real (n/o Leucadia Blvd. to Garden View)
8. Garden View
 - 2-lane imp. with full grading between Via Cantebria and Leucadia Blvd.
9. Quail Gardens Drive
 - Access golf course
10. Olivenhain Road widening (e/o El Camino Real)
11. Encinitas Blvd. widening (at Saxony Road)
12. El Camino Real/La Costa intersection
15. Wildlife bridge
16. Via Cantebria (El Camino Real to Via Cantebria)
17. Town Center Bridge
20. Biological mitigation
21. ECR drainage
22. Green Valley Park
24. Golf Course



12 INTERSECTION IMPROVEMENT
@ LA COSTA & EL CAMINO REAL

20 BIOLOGICAL MITIGATION
- ON-SITE REVEGETATION
- OFF-SITE PURCHASE

11 ROAD IMPROVEMENT @
ENCINITAS BLVD. & SAXONY RD.

25 FIRE STATION
RELOCATION

↑
N
No Scale

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 27A

Pedestrian Trail Improvements: All pedestrian and bicycle trails located around the golf course and adjacent to Phase One road improvements and located within Planning Areas where Phase One development is occurring shall be improved and open for public use prior to or concurrent with the first occupancy of development within the Planning Area where the trail is located, except that the pedestrian/bicycle trails and paths within the Green Valley Planning Area and along Leucadia Boulevard located east of Garden View Road (formally Via Cantebria) shall be improved and open for public use prior to or concurrent with the first occupancy of the commercial center. The remaining trails and paths within the Green Valley Planning Area shall be constructed and open for public use on or before August 1, 1997. The pedestrian path that runs north along the top edge of the inland hillside in the North Mesa Planning Area shall be improved and open for public use prior to or concurrent with the completion of the golf course. However, the trail that will extend south from Leucadia Boulevard between the golf course and the agricultural areas within the South Mesa Planning Area shall be permitted to be constructed immediately upon termination of any agricultural field crop or greenhouse operations adjacent to the trail. *Paragraph amended 02/24/95 (Reso. 95-91), 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

The pedestrian trail linkage along the south boundary (including the scenic overlook located along this section) of the Specific Plan from Quail Gardens Drive to Via Cantebria may be improved in segments. Each segment shall be improved and open for public use prior to or concurrent with the first occupancy of development in the area in which the trail segment is located. A portion of this trail shall connect to the proposed trail on the Thornton property in order to traverse the steep bluff. Should the Thornton project not be under construction at the time of first occupancy of development in this area, the linkage traversing the bluff to connect to Via Cantebria shall be located and constructed within the Specific Plan area along the south boundary. *Paragraph amended 12/4/96 (Reso. 96-89) and 3/18/98 (Reso. 98-17)*

All other trails shall be improved and open for public use prior to or concurrently with the first occupancy of development in the area in which the trail is located. *Paragraph added 3/18/98 (Reso. 98-17)*

9.1.2 PHASE TWO DEVELOPMENT

Phase Two identifies completion of the Regional Commercial Center expanding it to 650,000 square feet. The infrastructure required with Phase Two is the completion (i.e., full improvements) to Garden View and Leucadia Boulevard on-site. Garden View Road shall be extended from El Camino Real to the Via Cantebria intersection. Off-site improvements include the participation in the completion of the construction of Leucadia Boulevard between Sidonia Street to the I-5 freeway, and the completion of the I-5/Leucadia Boulevard interchange. *Paragraph amended 3/18/98 (Reso. 98-17)*

9.1.3 PHASE THREE DEVELOPMENT

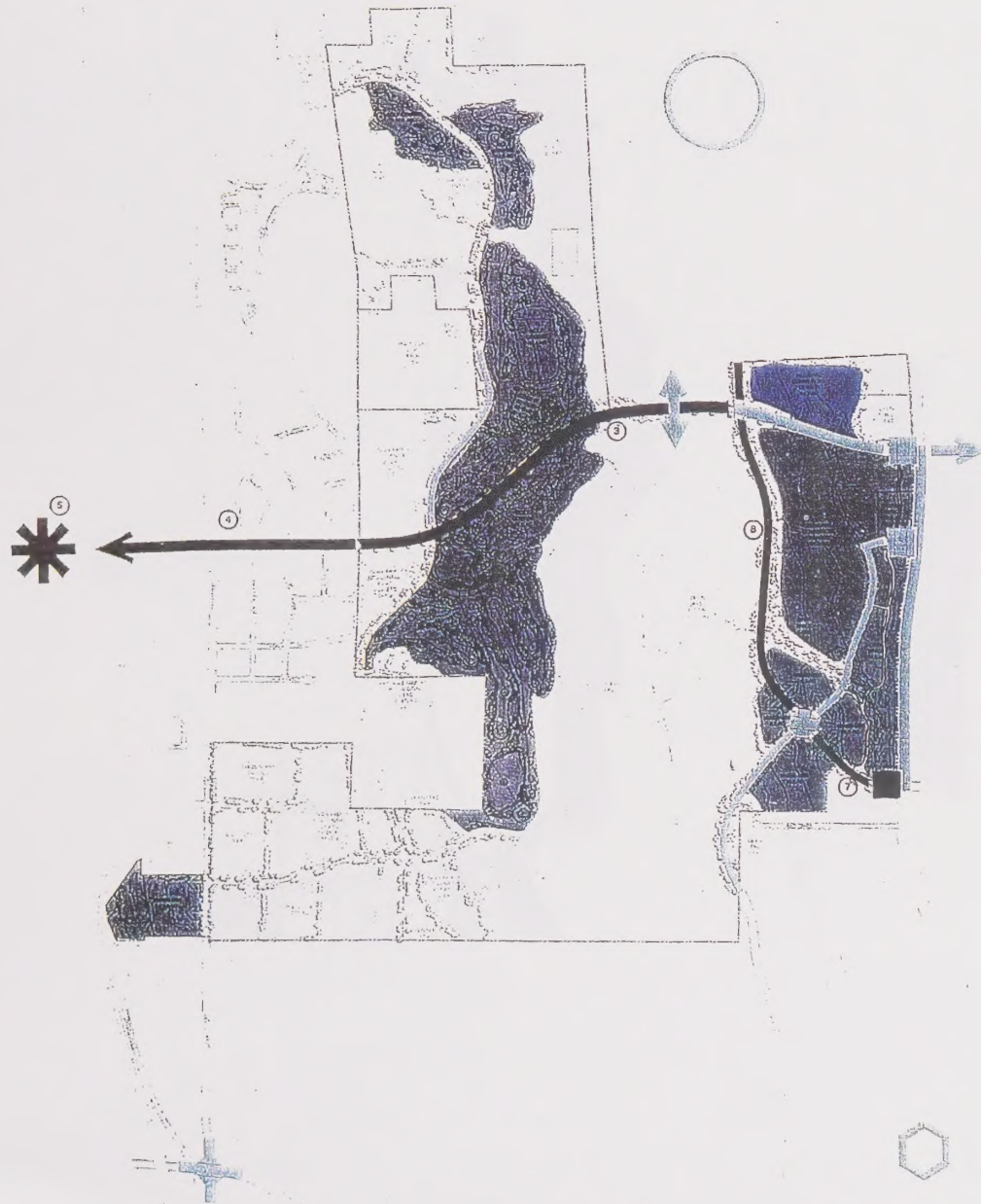
Phase Three identifies residential land uses throughout the Encinitas Ranch Specific Plan Planning Areas. Land uses also include nonresidential office-commercial uses and public uses (e.g., elementary school and community uses). Improvements associated with Phase Three include road improvements to Saxony Road and Quail Gardens Drive, and related drainage and other improvements as required by the Specific Plan and Environmental Impact Report. *Paragraph amended 3/18/98 (Reso. 98-17)*

Figures 27A, 27B, and 27C identify those improvements and land uses. *Paragraph amended 3/18/98 (Reso. 98-17)*

PROJECT PHASING PLAN PHASE II

Phase II Improvements

3. Leucadia Blvd. (Garden View to Sidonia St.)
 - Full Improvements
4. Leucadia Blvd. (Sidonia St. to I-5)
5. Leucadia Blvd. /I-5 I interchange
7. Garden View Road (El Camino Real to Via Cantebria)
8. Garden View Road
 - Full Improvements



N
NO SCALE

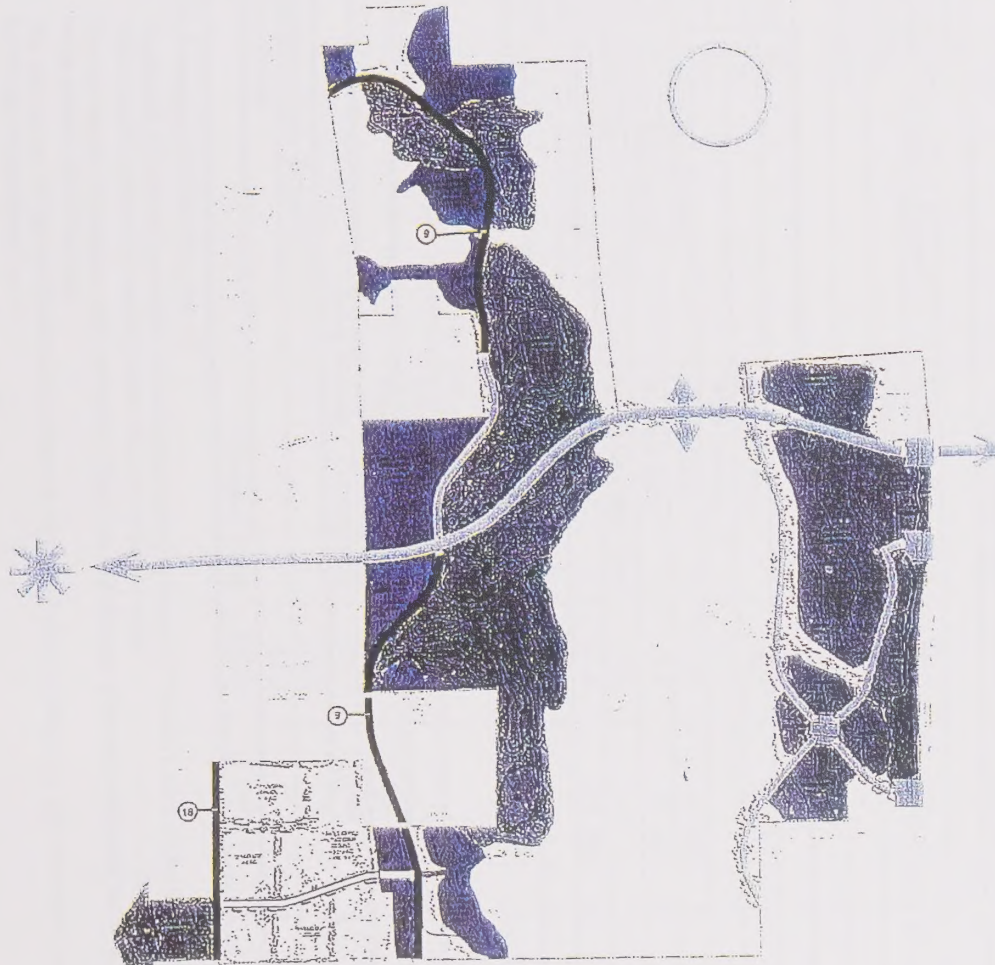
ENCINITAS RANCH SPECIFIC PLAN
FIGURE 27B

PROJECT PHASING PLAN PHASE III

Phase III Improvements

9. Quail Gardens Drive
- n/o Leucadia Blvd.
 - s/o Leucadia Blvd.
 - Outparcel

18. Saxony Road



N
NO SCALE

ENCINITAS RANCH SPECIFIC PLAN
FIGURE 27C

TABLE 9
PROJECT PHASING PLAN SUMMARY

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS	COMMERCIAL/ OFFICE/CHURCH SQ. FOOTAGE
PHASE I				
Regional Comm. Center ⁽¹⁾	Green Valley	56.0	--	475,000 sf
Open Space/Recreation Area	Green Valley	17.0	--	--
Golf Course/Clubhouse	North & South Mesa	171.8	--	--
Single Family Residential	North Mesa	6.2	18 du	--
Single Family Residential	Quail Hollow	21.1	63 du	--
Mixed-Use	West Saxony	8.1	138 du	--
Mixed-Use	Green Valley	18.3	189 du	--
Phase I Subtotal		298.5	408 du⁽²⁾	475,000 sf
PHASE II				
Regional Commercial Center ⁽³⁾	Green Valley	17.8	--	175,000sf
Mixed Use	Green Valley	--	--	3,000 sf
Open Space	Green Valley	7.9	--	--
Phase II Subtotal		25.7	-0-	178,000sf
PHASE III				
Mixed-Use	Green Valley	6.5	161 du	--
Mixed Use	West Saxony	4.9	--	25,000 sf
Single Family Residential	North Mesa	8.0	40 du	--
Single Family Residential	Sidonia East	12.4	53 du	--
Community Use	Quail Gardens East	12.8	--	75,000 sf
Single Family Residential	South Mesa	117.8	353 du	--
School	South Mesa	10.0	--	--
Agriculture ⁽⁴⁾	South Mesa, North Mesa, Sidonia East	130.0	25 du	--
Open Space	Miscellaneous	154.1	--	--
Phase III Subtotal		456.5	632 du	100,000sf
Total Phases I Through III		780.7	1,040 du	753,000sf
Magdalena Ecke Preserve ⁽⁵⁾		29.8	--	--
Major Roads		42.3	--	--
Project Total		852.8	1,040 du	753,000sf

Table 9 amended 3/18/98 (Reso. 98-17)

- (1) The amount of Regional Commercial square footage cannot not result in a PM peak hour trip generation greater than 3,766 trips for all Phase One Development (commercial, residential, and recreational uses).
- (2) The total number of residential units permitted in Phase One Development is limited to 400 units, however, affordable housing units shall not be counted toward this limit.
- (3) The total amount of Regional Commercial permitted in the Green Valley Planning Area shall not exceed a total of 650,000 square feet for both Phase One and Phase Two.
- (4) Agricultural uses may commence prior to Phase III.
- (5) Improvements to Magdalena Ecke Park, if planned, may occur in any phase of development.

9.2 FINANCING STRATEGIES *Paragraph amended 3/18/98 (Reso. 98-17)*

The Encinitas Ranch Specific Plan has been prepared in conformance with Section 65451 of the California Government Code which requires that a specific plan include the financing measures necessary to implement a proposed project. The Specific Plan and Development Agreement identify phasing and financing for road improvements, water and sewer lines and facilities, drainage facilities, park facilities, golf course, school site, and financing, etc..

The phasing of development and infrastructure is specifically identified in the Development Agreement. The Development Agreement sets forth the project phasing of the required infrastructure improvements and construction of community facilities, as well as financing measures and financing responsibility. Such financing strategies identify the use of Community Facilities Districts (CFD) for the financing and construction of infrastructure improvements. A revenue bond is also identified as a means to finance the construction of the golf course and related improvements. The financing measures require all debt service to be secured by the project development.

9.3 SPECIFIC PLAN ADMINISTRATION *Paragraph amended 3/18/98 (Reso. 98-17)*

9.3.1 PURPOSE *Paragraph amended 3/18/98 (Reso. 98-17)*

The Encinitas Ranch Specific Plan provides implementation guidelines for land use and development quality. The purpose of this Section is to describe the procedures required for the timely implementation of development within the Specific Plan Area.

A few documents have been prepared and processed concurrently with the adoption of the Encinitas Ranch Specific Plan including a General Plan Amendment, Zoning Ordinance, and certification of an Environmental Impact Report (EIR). These documents will form the basic framework to guide future development within the Specific Plan Area.

9.3.2 PROCESSING AND REVIEW *Paragraph amended 3/18/98 (Reso. 98-17)*

Future development within the Encinitas Ranch Specific Plan Area will involve obtaining the necessary development permits for the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land. The above list of activities requiring development permits is not comprehensive and is subject to change at the discretion of the City and the various governmental and quasi-governmental agencies. City review of these permit applications will insure consistency of the proposed improvements with the design guidelines and development regulations outlined in the Specific Plan.

The Specific Plan Area shall be developed in accordance with the criteria outlined in this Specific Plan and accompanying documents and in accordance with other land use and zoning regulations of the City of Encinitas. In cases where discrepancies occur between the Specific Plan and City-wide development standards, the development regulations contained in the Encinitas Ranch Specific Plan shall prevail. All development within the Specific Plan boundary shall be consistent with the Encinitas Ranch Specific Plan. The development procedures are as follows:

■ **DEVELOPMENT APPLICATIONS (EXCEPT DESIGN REVIEW)**

Development applications shall be processed according to the procedures indicated in Title 30 of the City's Municipal Code.

■ **DESIGN REVIEW**

Design Review applications shall be processed according to the procedures indicated in Chapter 23.08 of the City's Municipal Code. Also reference Sections 7.1 through 7.4 of this Specific Plan for additional information on applications subject to or exempt from Design Review. *Paragraph amended 3/18/98 (Reso. 98-17)*

■ **SPECIFIC PLAN AMENDMENTS**

Amendments to the Specific Plan shall require a modification to the Specific Plan Map and shall be subject to the procedures as indicated in Chapter 30.72 of the City's Municipal Code. Amendments to the Specific Plan also shall be consistent with applicable policies in the City's General Plan.

■ **NON-CONFORMITIES**

A "non-conforming use" is a use that:

- Is not within the scope, either expressly or implicitly, of the land use regulations set forth in this Specific Plan that announces the purpose, intent, permissible uses, accessory use and prohibited use for the zone in which the particular use is located.
- Complied with the zoning restrictions contained in the zoning ordinance in effect at the time the use was created and was lawfully created, but does not comply with the zoning enacted by this Specific Plan.
- Has not been terminated in accordance with the provisions of the Encinitas Ranch Specific Plan.

With the adoption of the Encinitas Ranch Specific Plan, any non-conforming use shall be subject to the provisions as indicated in Chapter 30.76 of the City's Municipal Code.

▪ **LOCAL COASTAL PROGRAM PERMIT**

The Encinitas Ranch Specific Plan is located within the State of California's coastal zone. Therefore, future development in Encinitas Ranch will require a coastal development permit from the appropriate permitting agency.

▪ **STATE AND FEDERAL PERMITS**

Prior to development, a variety of state and federal permits and approvals shall be required. Project approvals will be necessary from the Army Corps of Engineers (404 permit/Section 26 permit) and the U.S. Fish & Wildlife Service (1603 permit). In addition, because coastal sage scrub habitat occurs on the project site, coordination during the tentative map/project development stages will be required with the California Department of Fish & Game and the U.S. Fish & Wildlife Service regarding a Multiple Habitat Conservation Plan and the Natural Communities Conservation Plan. Other state and federal permits and approvals for future development may also be necessary.

9.4 DEVELOPMENT AGREEMENT *Paragraph amended 3/18/98 (Reso. 98-17)*

Consistent with State law, the City and applicant have entered into a Development Agreement for the implementation of the Encinitas Ranch Specific Plan. The Development Agreement for the project will eliminate uncertainty in planning for and securing orderly development of the project, ensure attainment of the maximum efficient utilization of resources within the City at the least economic cost to its citizens, and achieve the provision of public services, public uses, urban infrastructure, and other goals and purposes for which the Development Agreement Act was enacted. In exchange for these and other benefits to the City, assurance is provided that the project may proceed during the term of the Development Agreement.

Attached to this Specific Plan is the Development Agreement for the Encinitas Ranch Specific Plan. The Development Agreement is key to implementing the Specific Plan. It identifies the phasing of development and improvements; the timing of dedications of public parks, cultural facilities, and public facilities; and the environmental mitigation measures as required by the Final EIR.

U.C. BERKELEY LIBRARIES



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